

**TWO CALIFORNIA MOTELS
BARSTOW AND VICTORVILLE SOLD AS A PACKAGE
PRICE: 15.5M + 6 % BANK OWNED**

- **Chapter 11 Trustee seeking immediate buyers for land, building, equipment and license rights for two Southern California hotels in a Section 363 bankruptcy sale or via a confirmed reorganization plan.**
- **Hotels are 30 miles apart in San Bernardino County, along Interstate 15, between Los Angeles and Las Vegas.**
- **Significant synergies inherent in owning and operating both hotels.**

	Barstow, CA	Victorville, CA
Franchise Affiliation	Flag Hotel #1 Barstow, CA 92311	Flag Hotel #2 Victorville, CA 92392
Number of Rooms/Suites		
Suites	28	75
Rooms	82	0
Total	110	75
Number of Meeting Rooms	2	2
Purchased:		
Year	2006	2007
Price	\$13,800,000	\$11,000,000
2010 Data:		
Room Revenue	\$2,817,713	\$1,589,967
EBITDA	\$793,344	\$420,215
ADR	\$98	\$86
Rev/Par	\$70	\$58
Occupancy Rate	71.7%	67.5%
License Costs:		
Monthly license fee	6.0%	5.0%
Monthly marketing & other	6.0%	4.0%
Property Tax:		
Assessed Value	\$10,823,512	\$5,400,000
2011 Property Tax	\$119,999	\$82,316

Annual Financial Summary for Hotel #1

Forecast 2007	2008	2009	2010	2011	
REVENUE:					
Room Revenue	3,736,396\$	3,403,764\$	3,033,382\$	2,817,713\$	2,900,000\$
Occupancy Tax	442,682	316,656	351,758	337,755	350,000
Other Revenue	51,631	177,330	77,430	62,034	50,000
Total Revenue	4,230,709	3,897,750	3,462,570	3,217,502	3,300,000
OPERATING EXPENSES:					
Franchise Fees	416,505	455,867	391,390	370,967	375,000
Occupancy Tax	442,682	316,656	351,758	337,755	350,000
Payroll & Related Expenses	538,265	640,456	623,873	663,226	670,000
Guest Services & Supplies	233,728	333,306	209,823	239,175	230,000
Property Tax	110,684	135,195	128,399	133,192	131,000
Utilities	169,004	204,619	160,764	238,467	235,000
Merchant Fees	110,000	102,000	90,000	82,701	84,000
General & Administrative	423,768	360,087	256,181	358,675	364,000
Total Operating Expenses	2,444,636	2,548,186	2,212,188	2,424,158	2,439,000
Operating Income (EBITDA)	1,786,073	1,349,564	1,250,382	793,344	861,000
Interest Expense	663,463	657,971	642,196	638,934	639,000
Depreciation	168,901	169,670	166,828	166,825	166,900
Amortization	437,434	437,434	437,434	437,436	437,500
Professional Fees	-	-	-	22,500	25,000
Taxes	11,193	1,383	1,153	1,240	1,200
Net Income (Loss)	505,082\$	83,106\$	2,771\$	(473,591)\$	(408,600)\$
<i>EBITDA % of Room Revenue</i>	<i>47.8%</i>	<i>39.6%</i>	<i>41.2%</i>	<i>28.2%</i>	<i>29.7%</i>



for Hotel #2

Forecast

2007	2008	2009	2010	2011	
Room Revenue	745,885\$	2,108,240\$	1,289,486\$	1,589,967\$	1,400,000\$
Occupancy Tax	52,212	147,577	90,264	108,341	98,000
Other Revenue	-	-	140,619	52,493	50,000
Total Revenue	798,097	2,255,817	1,520,369	1,750,801	1,548,000

OPERATING EXPENSES:

Franchise Fees	29,317	101,984	68,000	102,617	105,000
Bad Debt Expense	-	-	-	229,198	20,000
Occupancy Tax	52,212	147,577	90,264	118,628	98,000
Payroll & Related Expenses	128,359	346,762	275,145	344,944	388,000
Property Tax	37,969	85,491	62,574	96,863	82,000
Utilities	51,516	184,043	196,124	106,744	118,000
Merchant Fees	15,141	33,237	42,503	37,932	38,512
Repairs & Maintenance	8,418	16,782	18,243	46,301	51,000
Guest Services & Supplies	37,262	182,192	161,289	129,113	136,000
General & Administrative	44,003	152,235	105,498	118,246	130,000
Total Operating Expenses	404,075	1,051,952	1,051,516	1,051,516	1,051,516
Interest Expense	263,426	627,288	341,689	365,385	350,000
Depreciation	189,866	349,748	277,981	277,981	277,981
Amortization	144,742	343,056	343,056	343,056	343,056
U.S. Trustee & Professional Fees	-	-	-	126,825	150,000
Shareholder Compensation	-	139,744	-	-	-
Taxes	3,300	6,800	6,800	6,800	6,800
Net Income (Loss)	(207,434)\$	(321,378)\$	(468,797)\$	(839,576)\$	(746,350)\$
EBITDA % of Room Revenue	52.8%	47.7%	38.8%	26.4%	27.2%



Additional Photos Hotel #1



Financials: Furnished Upon Written LOI and PO

To receive the complete details on this property, kindly submit Letter of Intent and Proof of Funds to the following:

Mr. Jack Elmann
United Victor Realty,
2248 East 12th Street
Brooklyn, NY 11229

REF:

Kindly submit your request via Fax# (718) 375-0843 or via email to: jack.elmann@gmail.com

The Seller will release full details including Financials .

Best regards.

Jack Elmann

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