

An aerial photograph of the Creekside Inn at dusk. The building is a two-story structure with blue siding and white railings on the balconies. The interior lights are on, and the sky is a mix of orange, pink, and blue. The property is surrounded by trees and a parking lot with several cars.

CREEKSIDE INN

COMPLETE REMODEL 2021



EVERLYGROVE

— HOTEL BROKERS —

OFFERING AT: **\$6,500,000**

24 ROOMS | \$270,833/ROOM | \$200.09 ADR



EVERLYGROVE

HOTEL BROKERS



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VIDEO AND DIGITAL PRESENTATION

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THE OFFERING



EVERLYGROVE HOTEL BROKERS IS PLEASED TO OFFER *the opportunity to acquire the fee-simple interest in the Creekside Inn in Cambria, CA. With the ocean nearby, the 24-key, 8,352 square foot hotel is nestled on .73 acres near California's golden coastline. Please contact broker to make an appointment, do not go to property unannounced.*





- Built in 1989
- 24 Rooms
- 0.73 acre lot
- Full remodel completed in 2021
- \$200.09 ADR in 2022

AMENITIES / RECREATION

- Rooms with Balcony or Patio
- Complimentary Parking
- 24 On-site parking spots
- High Speed WiFi
- Non-Smoking

PROPERTY INFORMATION

REMODEL & RENOVATION INFORMATION

AN IMMACULATE REMODEL completed by a professional hotel design and construction firm. Some renovation highlights Include:

EXTERIOR RENOVATION

- New Roof
- New Rain Gutters
- New LED Lighting
- Rebuilt Staircases
- New RFID Locks (Kaba 790)
- Wifi Mesh Network
- Fresh Paint



INTERIOR RENOVATION

- Professionally Designed Rooms
- New Furniture, Fixtures & Equipment
- New Case Goods
- Grohe Faucets & Valves
- Quartz Bathroom Countertops
- Quartz Shower Enclosures
- Custom Lighting



HOUSEKEEPING

- One Commercial Washer (Wascomat)
- One Commercial Dryer (Electrolux)
- New Hot Water Heater (100 Gallon, 199k BTU)
- The 1 Bedroom suite with kitchen can flex to onsite managers quarters
- 100% Renovated Guest Rooms

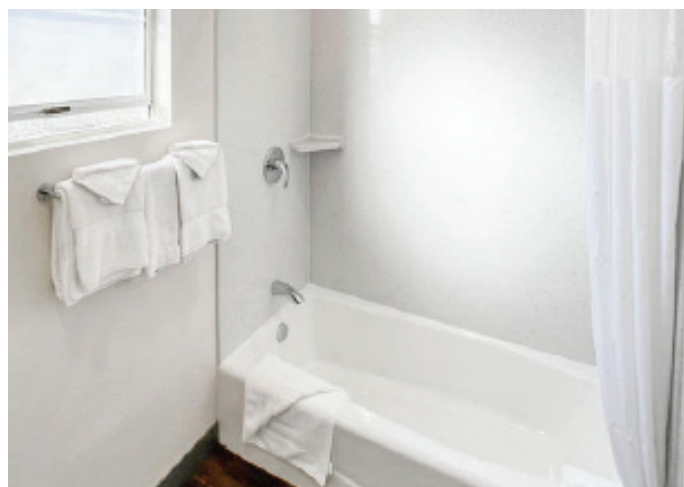






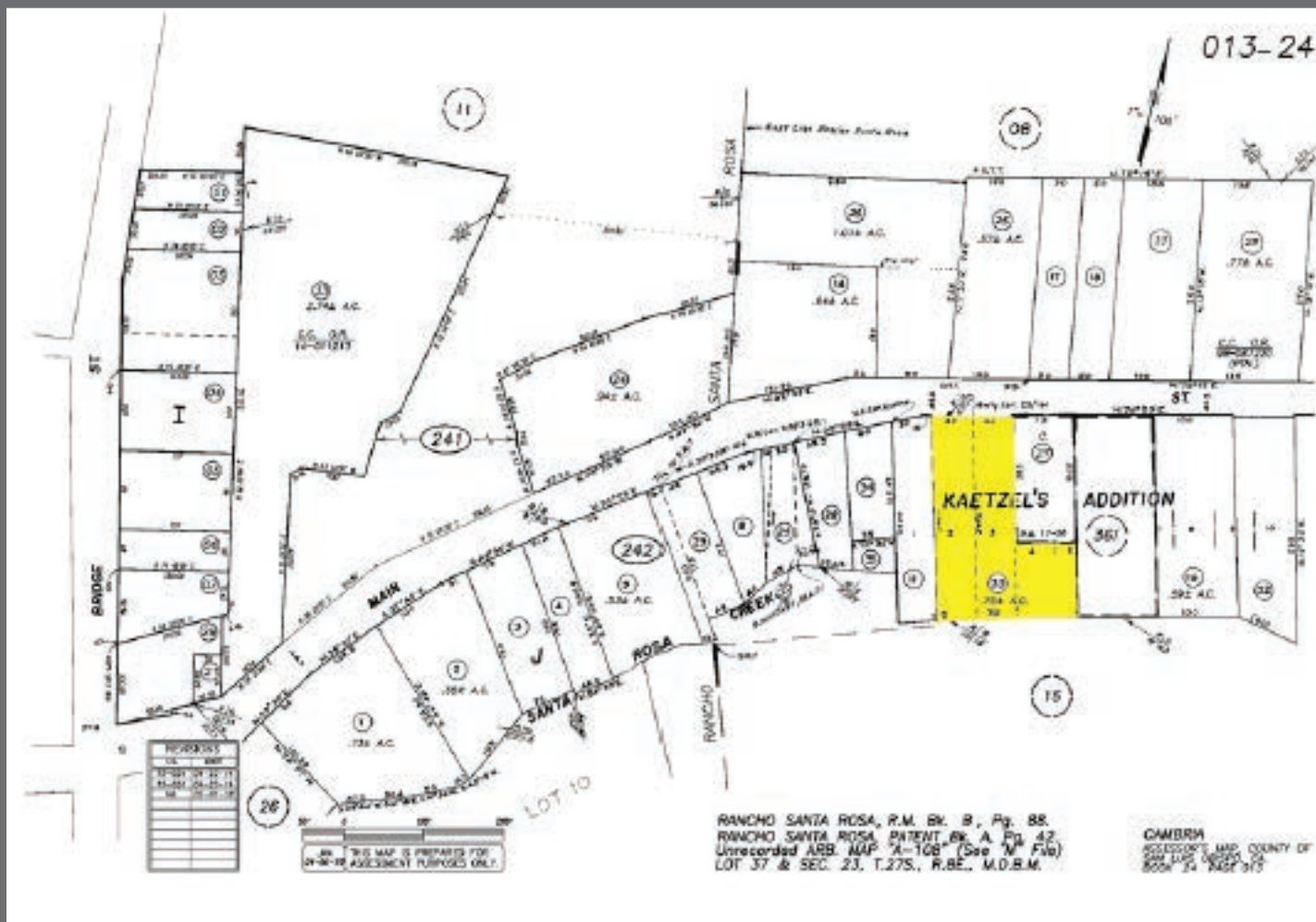


INTERIORS



BATHROOMS

PARCEL MAP





Santa Rosa Creek

**Property boundaries
deemed reliable
but not confirmed*

SUBJECT PROPERTY

WITHIN WALKING DISTANCE

TAKE A STROLL TO HISTORIC DOWNTOWN *and eat at some of the most iconic restaurants on the Central Coast!*



LINN'S RESTAURANT
An iconic restaurant and bakery; Linn's is known for its world class pies and cuisine. Wonderful for breakfast, lunch and dinner with a healthy amount of local nostalgia.



ROBIN'S RESTAURANT
Located in the Historic East Village on Burton Drive, Robin's serves delicious comfort food made with local farm to table ingredients.



MADELINE'S
Discover some of the finest boutique wines of the California Central Coast. Afterwards, enjoy a French inspired menu in their candle-lit dining room.



SOW'S EAR CAFE
The Sow's Ear is a favorite among the locals and repeat travelers from around the world. Gourmet comfort food with fresh baked trademarked flower pot bread in every meal.

Just to name a few...

An aerial photograph of Cambria, California, taken at sunset. The image shows a mix of residential houses and commercial buildings. A white line originates from the text 'DOWNTOWN CAMBRIA' and points towards the town center in the distance. The foreground features a large, modern building with a blue and white exterior and a parking lot. The background is filled with trees and hills under a warm, orange-hued sky.

DOWNTOWN CAMBRIA

“Had a great stay here, with a nice balcony overlooking the creek, and cows in the distant hills! Room was quiet, affordable, and an excellent remodel done on it - felt like it was brand new! Convenient location, walk to town but just far enough away. Highly recommend...”

-Joe B. (from McKinney Texas,
via Yelp, Dec 2021)

A HIDDEN TREASURE IN CHARMING DOWNTOWN CAMBRIA

We LOVE everything about this little place - the awesome bedding, the delightful location over the bubbling creek and slender trees, the proximity to old town and our favorite restaurants (Sou's Ear and Lynn's), all new furnishings, modest rates and helpful front desk. We love Room 107 tucked in the corner. **HIGHLY RECOMMEND!!**

-Wanderer11623 (via Trip Advisor, Feb 2023)

NICE CLEAN HOTEL, CLOSE TO DOWNTOWN CAMBRIA

This is a nice little hotel, right at the edge of downtown Cambria, easy walk to town, with free parking and free wi-fi. It was recently renovated so the rooms are very clean, with fresh new carpet and new bathroom fixtures. Rooms had a coffee maker, little fridge and little microwave. We would stay here again.

-J JK (via Trip Advisor, Jan 2023)

PRO-FORMA

	PRO FORMA															
	YEAR 1				YEAR 2				YEAR 3				YEAR 4			
# of Rooms	24				24				24				24			
Annual Rooms Available	8760				8760				8760				8760			
Occupied Rooms	5081				5431				5694				5957			
Occupancy	58.00%				62.00%				65.00%				68.00%			
ADR	\$200.00				\$205.00				\$210.00				\$212.00			
RevPAR	\$116.00				\$127.10				\$136.50				\$144.16			
YoY RevPAR Growth	5.7%				8.7%				6.9%				5.3%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$ 1,016,160	100.0%	\$ 42,340	\$ 200.00	\$ 1,113,396	100.0%	\$ 46,392	\$ 205.00	\$ 1,195,740	100.0%	\$ 49,823	\$ 210.00	\$ 1,262,842	100.0%	\$ 52,618	\$ 212.00
Misc. Income	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
Total	\$ 1,016,160	100.0%	\$ 42,340	\$ 200.00	\$ 1,113,396	100.0%	\$ 46,392	\$ 205.00	\$ 1,195,740	100.0%	\$ 49,823	\$ 210.00	\$ 1,262,842	100.0%	\$ 52,618	\$ 212.00
DEPARTMENTAL EXPENSES																
Rooms	\$ 60,970	6.0%	\$ 2,540	\$ 12.00	\$ 66,804	6.0%	\$ 2,783	\$ 12.30	\$ 74,734	6.3%	\$ 3,114	\$ 13.13	\$ 82,085	6.5%	\$ 3,420	\$ 13.78
Wages	\$ 152,424	15.0%	\$ 6,351	\$ 30.00	\$ 167,009	15.0%	\$ 6,959	\$ 30.75	\$ 182,350	15.3%	\$ 7,598	\$ 32.03	\$ 192,583	15.3%	\$ 8,024	\$ 32.33
Other	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
Total	\$ 213,394	21.0%	\$ 8,891	\$ 42.00	\$ 233,813	21.0%	\$ 9,742	\$ 43.05	\$ 257,084	21.5%	\$ 10,712	\$ 45.15	\$ 274,668	21.8%	\$ 11,445	\$ 46.11
Gross Operating Income	\$ 802,766	79.0%	\$ 33,449	\$ 158.00	\$ 879,583	79.0%	\$ 36,649	\$ 161.95	\$ 938,656	78.5%	\$ 39,111	\$ 164.85	\$ 988,174	78.3%	\$ 41,174	\$ 165.89
UNDISTRIBUTED OPERATING EXPENSES																
Administrative & General	\$ 40,646	4.0%	\$ 1,694	\$ 8.00	\$ 47,319	4.3%	\$ 1,972	\$ 8.71	\$ 53,808	4.5%	\$ 2,242	\$ 9.45	\$ 59,985	4.8%	\$ 2,499	\$ 10.07
Sales & Marketing	\$ 66,050	6.5%	\$ 2,752	\$ 13.00	\$ 77,938	7.0%	\$ 3,247	\$ 14.35	\$ 86,691	7.3%	\$ 3,612	\$ 15.23	\$ 94,713	7.5%	\$ 3,946	\$ 15.90
Repairs & Maintenance	\$ 10,162	1.0%	\$ 423	\$ 2.00	\$ 16,701	1.5%	\$ 696	\$ 3.08	\$ 23,915	2.0%	\$ 996	\$ 4.20	\$ 25,257	2.0%	\$ 1,052	\$ 4.24
Utilities	\$ 30,485	3.0%	\$ 1,270	\$ 6.00	\$ 38,969	3.5%	\$ 1,624	\$ 7.18	\$ 47,830	4.0%	\$ 1,993	\$ 8.40	\$ 50,514	4.0%	\$ 2,105	\$ 8.48
Total	\$ 147,343	14.5%	\$ 6,139	\$ 29.00	\$ 180,927	16.3%	\$ 7,539	\$ 33.31	\$ 212,244	17.8%	\$ 8,843	\$ 37.28	\$ 230,469	18.3%	\$ 9,603	\$ 38.69
Gross Operating Profit	\$ 655,423	64.5%	\$ 27,309	\$ 129.00	\$ 698,656	62.8%	\$ 29,111	\$ 128.64	\$ 726,412	60.8%	\$ 30,267	\$ 127.58	\$ 757,705	60.0%	\$ 31,571	\$ 127.20
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
Total	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$ 72,150	7.1%	\$ 3,006.25	\$ 14.20	\$ 73,593	6.6%	\$ 3,066.38	\$ 13.55	\$ 75,065	6.3%	\$ 3,127.70	\$ 13.18	\$ 76,566	6.1%	\$ 3,190.26	\$ 12.85
Insurance	\$ 10,162	1.0%	\$ 423.40	\$ 2.00	\$ 11,134	1.0%	\$ 463.92	\$ 2.05	\$ 11,957	1.0%	\$ 498.23	\$ 2.10	\$ 12,628	1.0%	\$ 526.18	\$ 2.12
Total	\$ 82,312	8.1%	\$ 3,429.65	\$ 16.20	\$ 84,727	7.6%	\$ 3,530.29	\$ 15.60	\$ 87,022	7.3%	\$ 3,625.93	\$ 15.28	\$ 89,195	7.1%	\$ 3,716.44	\$ 14.97
EBITDA	\$ 573,112	56.4%	\$ 23,880	\$ 112.80	\$ 613,929	55.1%	\$ 25,580	\$ 113.04	\$ 639,390	53.5%	\$ 26,641	\$ 112.29	\$ 668,510	52.9%	\$ 27,855	\$ 112.23
FF&E Reserve ***	\$ 30,485	3.0%	\$ 1,270	\$ 6.00	\$ 33,402	3.0%	\$ 1,392	\$ 6.15	\$ 35,872	3.0%	\$ 1,495	\$ 6.30	\$ 37,885	3.0%	\$ 1,579	\$ 6.36
Net Operating Income	\$ 542,627	53.4%	\$ 22,609	\$ 106.80	\$ 580,527	52.1%	\$ 24,189	\$ 106.89	\$ 603,518	50.5%	\$ 25,147	\$ 105.99	\$ 630,625	49.9%	\$ 26,276	\$ 105.87
Cap Rate (based on \$6,500,000 sale price)	8.3%				8.9%				9.3%				9.7%			
Revenue Multiplier	6.40				5.84				5.44				5.15			
Price Per Room	\$270,833.33				\$270,833.33				\$270,833.33				\$270,833.33			

*Base Management Fee is not applicable for this property

** Property Taxes for the Hotel are projected at 1.1% of purchase price in 2022. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 2% over this pro forma. All investors are recommended to perform their own property tax analysis.

PROFIT & LOSS

	2021				2022			
# of Rooms	23				23			
Annual Rooms Available	8395				8395			
Occupied Rooms	4543				4590			
Occupancy	54.11%				54.67%			
ADR	\$195.76				\$200.09			
RevPAR	\$105.92				\$109.39			
YoY RevPAR Growth	-				3.2%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$ 889,228	100.0%	\$ 38,662	\$ 195.76	\$ 918,314	96.1%	\$ 39,927	\$ 200.09
Misc. Income	\$ -	-	\$ -	\$ -	\$ 37,439	3.9%	\$ 1,627.78	\$ 8.16
	\$ -	-	\$ -	\$ -	\$ -	-	\$ -	\$ -
Total	\$ 889,228	100.0%	\$ 38,662	\$ 195.76	\$ 955,753	100.0%	\$ 41,554	\$ 208.25
DEPARTMENTAL EXPENSES								
Rooms	\$ 26,546	3.0%	\$ 1,154	\$ 5.84	\$ 18,254	1.9%	\$ 794	\$ 3.98
Wages	\$ 45,003	5.1%	\$ 1,957	\$ 9.91	\$ 58,767	6.1%	\$ 2,555	\$ 12.80
Other	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
Total	\$ 71,549	8.0%	\$ 3,111	\$ 15.75	\$ 77,022	8.1%	\$ 3,349	\$ 16.78
Gross Operating Income	\$ 817,679	92.0%	\$ 35,551	\$ 180.01	\$ 878,731	91.9%	\$ 38,206	\$ 191.46
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$ 40,537	4.6%	\$ 1,762	\$ 8.92	\$ 41,626	4.4%	\$ 1,810	\$ 9.07
Sales & Marketing	\$ 59,407	6.7%	\$ 2,583	\$ 13.08	\$ 71,139	7.4%	\$ 3,093	\$ 15.50
Repairs & Maintenance	\$ 8,863	1.0%	\$ 385	\$ 1.95	\$ 7,790	0.8%	\$ 339	\$ 1.70
Utilities	\$ 26,996	3.0%	\$ 1,174	\$ 5.94	\$ 27,314	2.9%	\$ 1,188	\$ 5.95
Total	\$ 135,803	15.3%	\$ 5,904	\$ 29.90	\$ 147,869	15.5%	\$ 6,429	\$ 32.22
Gross Operating Profit	\$ 681,876	76.7%	\$ 29,647	\$ 150.11	\$ 730,863	76.5%	\$ 31,777	\$ 159.25
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
Total	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$ 96,153	10.8%	\$ 4,181	\$ 21.17	\$ 130,935	13.7%	\$ 5,693	\$ 28.53
Insurance	\$ 8,575	1.0%	\$ 373	\$ 1.89	\$ 8,995	0.9%	\$ 391	\$ 1.96
Total	\$ 104,728	11.8%	\$ 4,553	\$ 23.05	\$ 139,930	14.6%	\$ 6,084	\$ 30.49
EBITDA	\$ 577,149	64.9%	\$ 25,093	\$ 127.05	\$ 590,932	61.8%	\$ 25,693	\$ 128.76
FF&E Reserve ***	\$ -	-	\$ -	\$ -	\$ -	-	\$ -	\$ -
Net Operating Income	\$ 577,149	64.9%	\$ 25,093	\$ 127.05	\$ 590,932	61.8%	\$ 25,693	\$ 128.76
Cap Rate (based on \$6,500,000 sale price)	8.3%				9.1%			
Revenue Multiplier	7.31				6.80			
Price Per Room	\$282,608.70				\$282,608.70			

SALES COMPARABLES



Property	Address	Rooms	Price	Per Room	COE
Hotel Cerro	1125 Garden St. San Luis Obispo, CA	65	\$34,500,000	\$530,769	2/2023
Martin Resort Properties	Various Central Coast Locations	-	-	\$441,609	12/2022
Best Western Tradewinds	225 Beach St. Morro Bay, CA	24	\$5,900,000	\$245,833	11/2022
Inn at Avila Beach	252/256 Front St. Avila Beach, CA	32	\$16,250,000	\$507,813	11/2022
El Colibri Hotel & Spa	5620 Moonstone Dr. Cambria, CA	34	\$10,500,000	\$308,824	9/2021
White Water Inn *Pre - Renovation*	6790 Moonstone Beach Dr. Cambria, CA	18	\$4,970,000	\$276,111	03/2019
Average				\$385,160	
Creekside Inn	2618 Main St. Cambria, CA	24	\$6,500,000	\$270,833	Subject Property

DEMAND DRIVERS

THE CENTRAL COAST has become one of the nation's most celebrated vacation destinations and is known for pristine beaches & coastline, scenic hiking trails, expansive wine country, and championship golf courses. Cambria is popular among various demographics including families and couples looking for a weekend get-away within driving distance from Southern, Central, and Northern California. Cambria is accessible from all parts of California and has expansive regional appeal via San Luis Obispo Airport as well as Amtrak.

SLO COUNTY REGIONAL AIRPORT DIRECT FLIGHTS
Dallas/Fort Worth (DFW) | Phoenix (PHX) | Seattle (SEA) | Portlandv (PDX)
San Diego (SAN) | Los Angeles (LAX) | San Fransisco (SFO)

Arrivals



ROADS

Located in the sweet spot between San Francisco and Los Angeles, SLO CAL is easily accessible from Highway 101 or the famous coastal Highway 1, sometimes called Pacific Coast Highway or simply PCH. Traveling along Interstate 57 Hop on Highway 41, 46 or 58 in the north or 166 in the south.



FLIGHTS

The brand-new San Luis Obispo County Regional Airport (SLO) terminal enjoys air service on American, United and Alaska Airlines with direct flights from San Francisco, Phoenix, Denver, Seattle, Portland, Dallas-Fort Worth and San Diego.



TRAIN

If riding the rails is on your bucket list, try Amtrak's Pacific Surfliner or Coast Starlight. With service northbound from San Diego along the coastline, or southbound from as far as Seattle, these two routes offer stunning Pacific views and deliver you directly to several stations across SLO CAL.



SCAN QR CODE FOR DATES AND DETAILS



CROSS-VISITATION

1.82 **↑4%** **YOY**

COMMUNITIES PER
UNIQUE ARRIVAL

April 2021-March 2022

Source: Arrivalist

LENGTH OF STAY

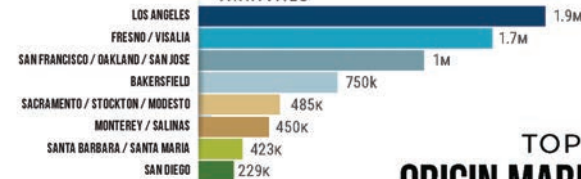
1.37 **↑1%** **YOY**

DAYS

April 2021-March 2022

13

ARRIVALS



TOP TEN ORIGIN MARKETS

April 2021-March 2022

Source: Arrivalist



10 miles from Hearst Castle



In the Heart of CA Coastal Wine County

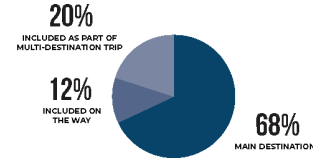


Elephant seals and many other family adventures

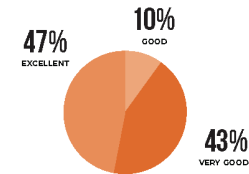


Dozens of pristine Central Coast beaches

SLO CAL TRIP



RATING OF TRIP EXPERIENCE



78%
DROVE PERSONAL VEHICLE



3.2
AVERAGE PARTY SIZE

Source: SMARInsights Visitor Profile Study, 2021

The most popular activity by far is visiting a beach, followed by driving a scenic highway, dining at an independent restaurant, visiting a winery/brewery/distillery, and visiting a park or nature area.

While fewer visitors participated in activities like attending an event or festival, camping at the beach, or taking part in health and wellness programs, they are motivated by these activities and as such provide good opportunities for expanded marketing messages.

Activity	Did	Motivated	Net
Visited a beach	63%	57%	36%
Drove a scenic highway	50%	33%	17%
Dined in an independent restaurant	54%	24%	13%
Went to a winery/brewery/distillery	28%	40%	11%
Visited a park or nature area	36%	30%	11%
Toured wine country	19%	48%	9%
Visited a historic site/historic landmark	24%	31%	7%
Hiked	29%	25%	7%
Attended an event or festival	12%	51%	6%
Camped at the beach	11%	50%	6%
Shopped	43%	12%	5%
Live music/Entertainment/Nightlife	13%	36%	5%
Spa/Health and wellness activity	11%	42%	5%
Aquarium/Zoo/Children's museum	10%	36%	4%
Farmers Market/Food or farm tour	19%	18%	3%
Art gallery/Museum	11%	27%	3%
Golfed	7%	38%	3%
Water sports - swimming, surfing, paddle boarding	12%	22%	3%
Biked	9%	19%	2%
Dined at a national brand restaurant	13%	13%	2%
Boating or water tour	5%	25%	1%
Fished	5%	22%	1%
Rock climbing	3%	26%	1%
Other	4%	19%	1%
Watched a space launch	4%	8%	0%



TRIP IDEAS

This Little-known Coastal Town in California Has One of the Best Beaches in the U.S.

It's got sandy beaches, rocky bluffs, and a famous castle.

By **Cailey Rizzo** | Published on March 14, 2022



PHOTO: JOHN ELK/GETTY IMAGES

California is known for its laid-back vibe, but it's also home to some of the most dramatic vistas in the country. It's this combination of ease and drama that positions the state as a must-visit destination — and makes its beaches some of the best in the country.

But you'll want to explore Cambria, too. The town is located on the Central California coast in the famous San Luis Obispo County. If you're making a trip along California's Highway 1, this is the perfect stop between Los Angeles and San Francisco.



PHOTO: BARRY WINKER/GETTY IMAGES

California's Moonstone Beach was just ranked the fourth best in the country by [Tripadvisor's annual rankings of top beaches in the U.S.](#) When walking along its brown sands, you're surrounded by impressive sights, like crashing waves, hidden coves, and rocky bluffs. According to Tripadvisor's survey, travelers love the beach for its "magical" ambience, saying that it is a "great place to look for moonstones and jade." When visiting the charming town of Cambria, California, where Moonstone Beach is located, find out what time the tide heads out, and you can explore the nooks and crannies of the beach's tidepools for hidden treasures.



PHOTO: ASPENROCK/GETTY IMAGES

For those who love the beach but hate sand in their shoes, you can enjoy a relaxing stroll along the one-mile Moonstone Beach Boardwalk. Then head into town, where you can walk through its picturesque and historic center. Cambria is packed with ocean-to-table restaurants and stylish boutiques. And if you soak up too much sun and need some time away from the beach, Hearst Castle (the inspiration for "Citizen Kane") is only a 15-minute drive from town.



After Buying, Who Will Manage Your Hotel?

EVERLYGROVE HOTELS can manage your hotel for a small percentage Revenues. EverlyGrove Hotels is a hotel management company specializing in Central Coast boutique properties. We think like entrepreneurs and understand the unique characteristics of the Central Coast, which allows us to optimize financial performance and gives us the ability to see new growth opportunities.

The Rigdon House, which is managed by Everlygrove Hotels, was recently named a top 100 US Hotel by Yelp!

☰

Q

Monday, June 13, 2022
Today's eEdition



THE TRIBUNE

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TRAVEL

These 6 SLO County spots are among the top 100 hotels in the U.S., Yelp says

BY SARA KASSABIAN
MAY 25, 2022 5:00 AM

From the rolling hills of Paso Robles wine country to the beaches of Morro Bay, San Luis Obispo County has lots to offer travelers.

That includes some of the best hotels in the United States.

Popular review site Yelp just released its list of the [Top 100 U.S. Hotels](#) for 2022 — and it includes 37 spots in California.

Of those Golden State locations, six are in San Luis Obispo County.

To the south, Santa Barbara County has two hotels on the list: [Santa Ynez Inn](#) in Santa Ynez and [Cuyama Buckhorn](#) in New Cuyama.

Here's which SLO County spots made the list, in ascending order:

THE RIGDON HOUSE, CAMBRIA

Coming in at No. 54 on the Yelp list is the [Rigdon House](#), located in Cambria's East Village.

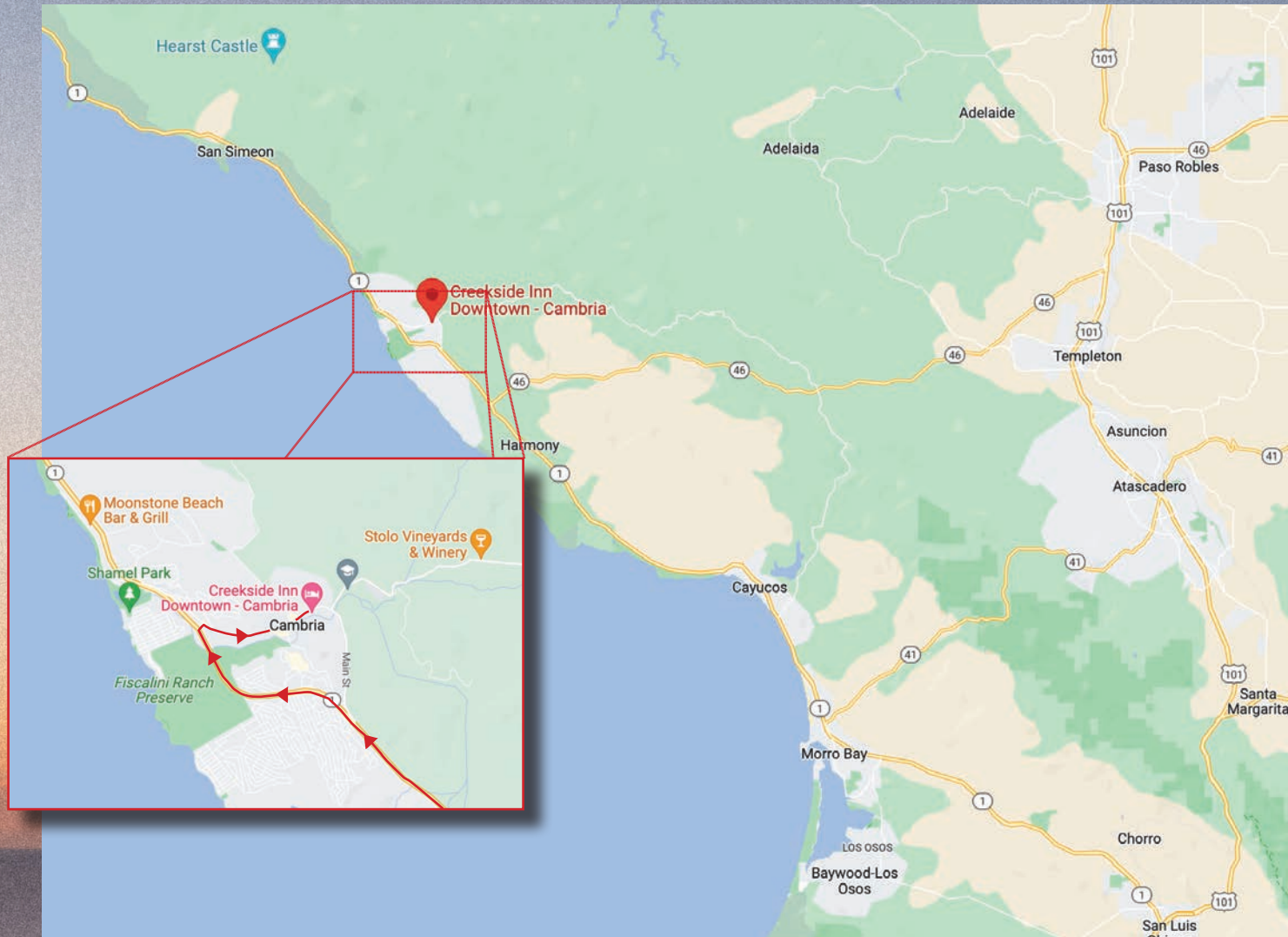
A local landmark, the hotel at 4022 Burton Drive dates back to the 1880s, when it was originally built, according to the [Rigdon House](#) website. It has an outdoor fire pit and free local wines, and is pet-friendly.





EVERLYGROVE
HOTEL BROKERS

25



DIRECTIONS TO THE CREEKSIDE INN: *When you are coming north on highway 1, it is best to pass Main st. and continue to Cambria Drive. Make a right at the light, then a quick right onto main street. This will take you through the beautiful downtown area on your way to the hotel.*

BY REVIEWING THIS DOCUMENT, YOU VOLUNTARILY AGREE TO THE FOLLOWING:

That the material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of Everlygrove Hotel Brokers. In accepting this document, the recipient agrees to keep all data, research, and information contained herein confidential. This offering has been prepared to provide a summary information to educate prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation on your part.

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Everlygrove Hotel Brokers recommends, if prospective buyers have questions or concerns regarding these issues, that prospective buyers conduct further inspections using qualified professionals. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller. Seller shall be under no obligation to any party until such time as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

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For more information on these and other exclusive listings, please visit our company website at www.everlygrove.com

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