EVERLYGROVE







OFFERING AT: \$8,600,000 | 40 ROOMS | \$215,000/ROOM A STRONG VALUE-ADD OPPORTUNITY



EVERLYGROVE TRANSACTION TEAM



AARON GRAVES AARON@EVERLYGROVE FOUNDER



KATELYN GRAVES KATELYN@EVERLYGROVE HOSPITALITY



LAURA ENGLISH LAURA@EVERLYGROVE MARKETING



ASHLEY LAVACOT ASHLEY@EVERLYGROVE OPERATIONS

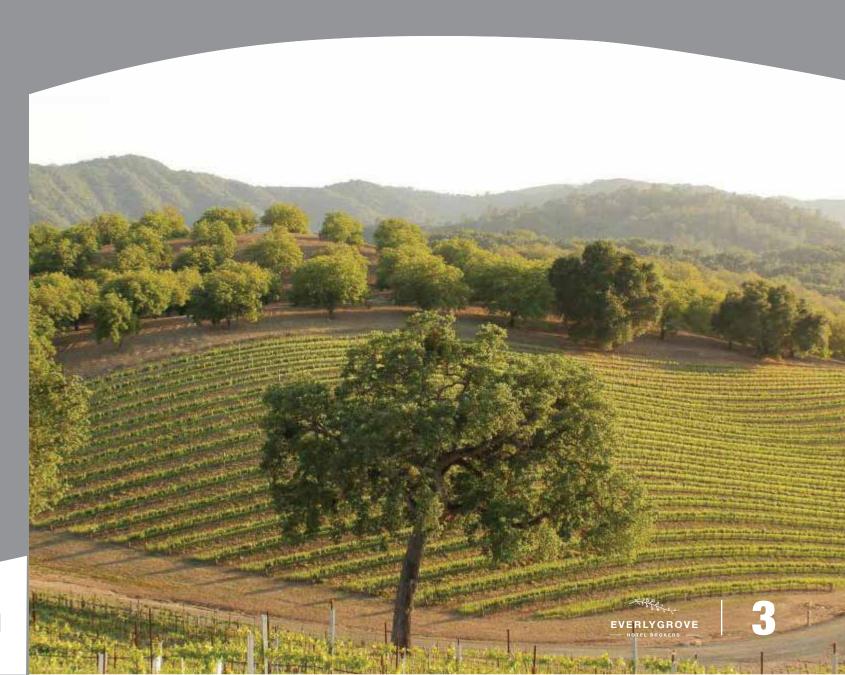


JOHN SIMPSON JOHN@EVERLYGROVE REVENUE MANAGMENT



FALLON@EVERLYGROVE.COM HUMAN RESOURCES





2 EVERLYGROVE

805-704-0334 Lic#01787901

CONTENTS

4	The Offering
6	Property Information
14	Maps
16	Demand Drivers
28	Tourism Data
32	Remodel Scenarios
44	Financials
48	Management Opportunity
50	Directions



THE OFFERING

OFFICE

EVERLYGROVE HOTEL BROKERS is pleased to announce the opportunity to acquire the fee-simple interest in The Inn at San Luis Obispo in San Luis Obispo, CA. With downtown and a world renowned university, the 40-key, 17,264 squarefoot hotel is nestled on 1.34 acres in California's central coast. Please contact broker to make an appointment, do not go to property unannounced.



SAN LUIS OBISPO





PROPERTY INFORMATION



Sale Price

\$8,60<u>0,000</u>

Location Information

The Inn at San Luis Obispo	Building Name
1895 Monterey Stree	Street Adress
San Luis Obispo, CA 93401	City, State, Zip
San Luis Obispo	County

Building Information

2	Number of Buildings
40 (Including Managers Quarters	Number of Rooms
17,264 sqf	Building Size
\$747,834	Pro-Forma NOI
8.7%	Pro-Forma Cap Rate
1961	Year Built
2015 & 2016	Year Last Renovated
Wood Frame and Stucco	Framing
Good	Condition
Concrete Tile	Roof
Exterio	Corridors
Reinforced concrete slab and columr footings	Foundation





General Information

Property Type	Hospitality
Property Subtype	C-T-S Tourist-Commercial-Special Consideration Zone Overlay
Lot Size	1.34 Acres
APN#	001-152-015, 800-000- 129, 800-000-009, 807-000-114
Opportunity Zone	No

Parking and Transportation

Parking Type	Surface
# of Parking Spaces	48, including 2 handicap

Mechanical

PTAC	HVAC - Individual wall units
Boilers	n/a
Washers	
Dryer	
Heat	n/a

Property Management

Front Desk	In House
PMS Software	ASI

PROPERTY INFORMATION

Stopper .

EVERLYGROVE

HOTEL BROKERS





PROPERTY INFORMATION



8

With pool permits in SLO city becoming increasingly difficult to aquire, the in-ground pool and spa area gives a great starting point to create an ultra relaxing, low noise lounge experience for guests. Add an outdoor bar... a cabana... the possibilities are exciting!



EVERLYGROVE HOTEL BROKERS





VACANT SHELL BUILDING

A great value-add exsisting structure

- 2,300 sqft.
- Streetside exposure
- 2 Single occupancy restrooms
- Commercial sink and food prep area

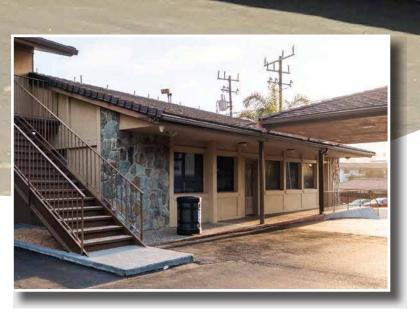
Develop into a new Lobby, Bar, Restauraunt or Premier Suites...

.



PROPERTY INFORMATION







INTERIORS

BATHROOMS



PROPERTY INFORMATION

12 EVERLYGROVE

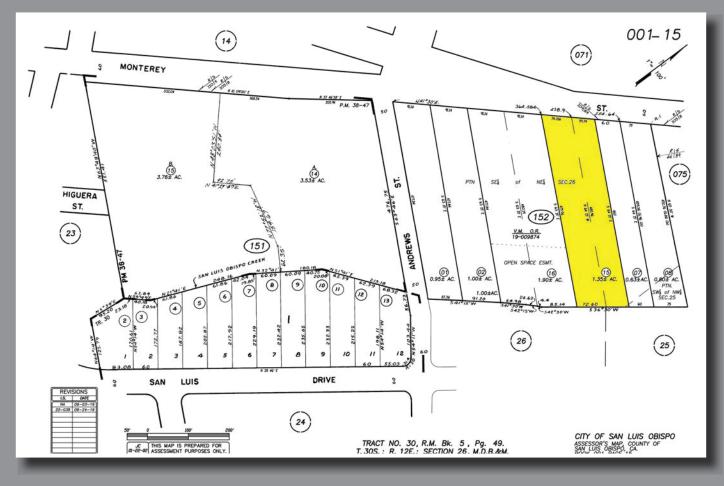
PROPERTY INFORMATION



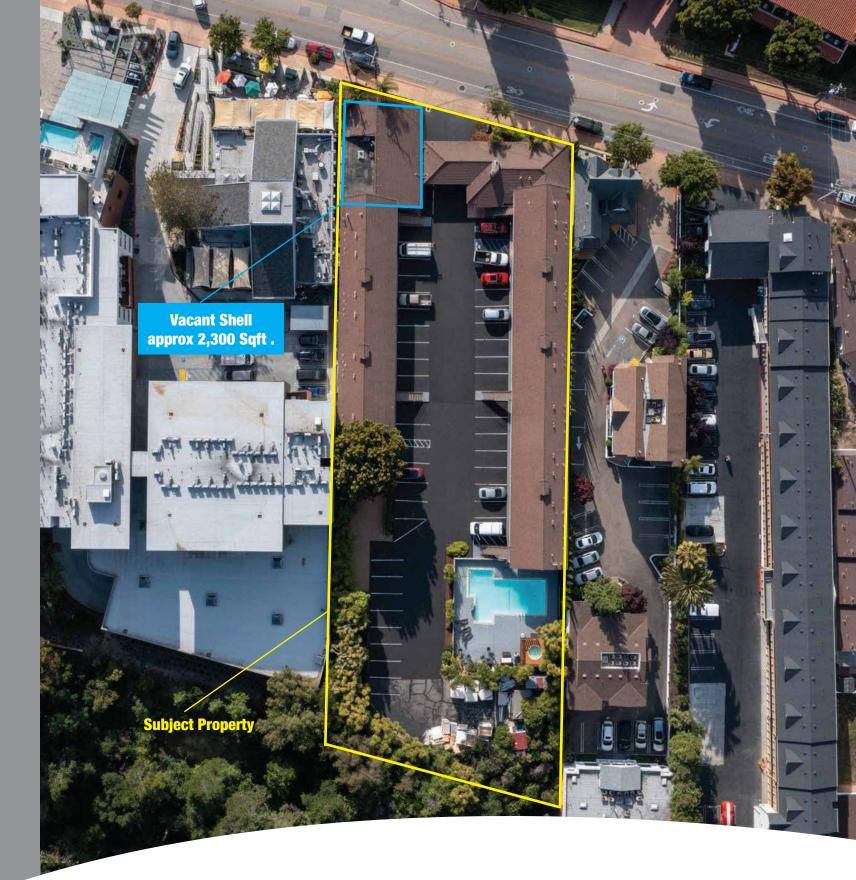


MAPS

PARCEL MAP



APN#: 001-152-015, 800-000-129, 800-000-009, 807-000-114



MAPS

Logo and EVERLYGROVE OTEL BROKERS —

SUBJECT PROPERTY

MAPS Stopper to EVERLYGROVE HOTEL BROKERS





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. San Luis Obispo is popular among various demographics including families and couples looking for a weekend getaway within driving distance from Southern, Central, and Northern California. San Luis Obispo 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) | Portland (PDX) San Diego (SAN) | Los Angeles (LAX) | San Francisco (SFO) Las Vegas (LAS) to be added Winter 2023





THE NEIGHBORHOOD

DOWNTOWN SLO

FIELD DAY COFFEE (0.5mi)

Coffee. Coffee. Coffee. A premier coffee shop and culture hub in San Luis Obispo.



Beachy cafe with renown clam chowder and burgers.



REMONT THEATER (0.8mi) An iconic movie theatre transformed into a premiere music venue and event center.

23

JS HOT DOGS (0.3n World famous greasy spoon cuisine

SLO HIGH SCHOOL (0.6mi) Hustle. Grit. Never Quit. The Motto of SLO High School is apparent in the school's many CIF Championships. Academics are also notable from this public high school.

THE HUB (0.1mi) A new collaberative biergarten and venue with 7 prominent vendors led by Central Coast Brewing



TAKE A STROLL TO HISTORIC DOWNTOWN SLO and eat at some of the most iconic restaurants on the Central Coast! The Inn at SLO is centrally located on upper Monterey Street, making it walking distance or a short drive to many of the local attractions.

DEMAND DRIVERS



CERRO SAN LUIS OPEN SPACE (2.0mi)

One of the many iconic hiking outdoor destinations within San Luis Obispo

VETERAN'S HALL (0.2mi)

A community center that hosts many events such as weddings, concerts, and is the meeting place for many community organizations.



AFT 1865 HOUSE & KITCHEN An upscale craft restaurant and bar. Perfect to walk next door and grab dinner or drinks with a view! Next Doo

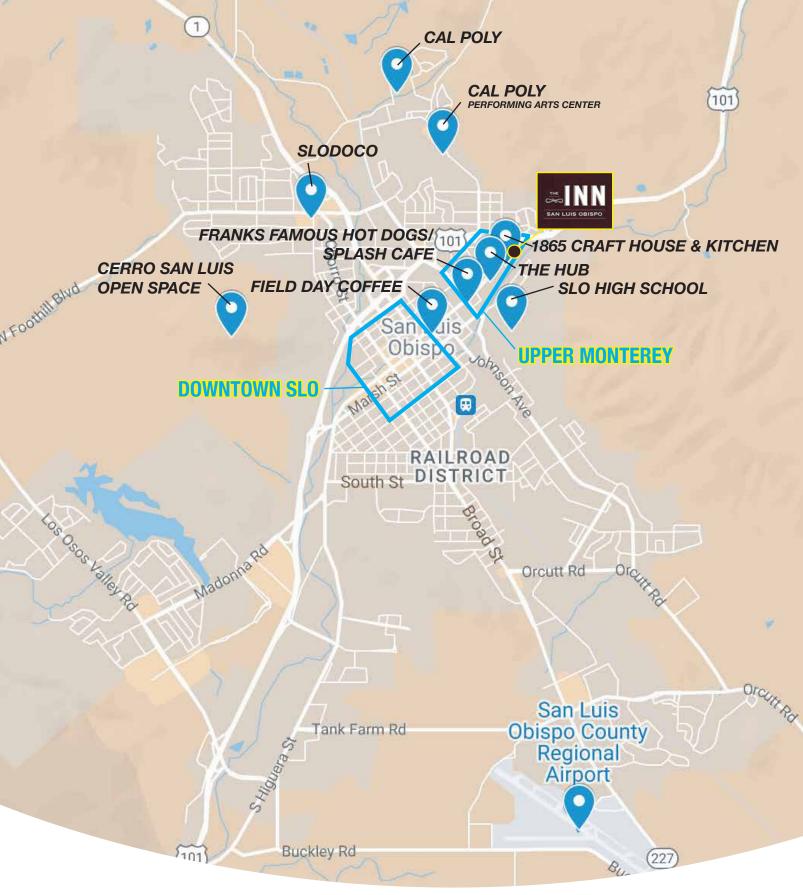


O TROLL SLO Trolley available in-seas Thursdays from 5-9pm every 20 Min.



DEMAND DRIVERS





Located on upper Monterey Street, The Inn at San Luis Obispo is centrally located in the greater SLO area.





NEIGHBORHOOD EATS

SLO Culture and eateries on upper Monterey Street, all within 5 min walking from the Inn at SLO.



THE HUB

A new project bringing a mix of food, drinks, entertainment and local SLO culture to upper Monterey Street. Led by Central Coast Brewing, The Hub ties together eight local businesses, including Krobar Craft Distillery, Nautical Bean Coffee, Art's Cyclery, What the Truck Mobile Cuisine, Lone Oak Seltzer, SLO Axe, and Whalebird Kombucha.

SPLASH CAFE

Small, beachy burger spot serving its famous clam chowder, as well as fish & chips and other classic items. This bright, cheerful café originally hails from Pismo Beach and is a fantastic place to walk for a quick, delicious breakfast or lunch.





1865 CRAFT HOUSE & KITCHEN

The generational memories of the old 1865 with a fresh modern look, craft inspired food and drink and a family friendly atmosphere. For locals and travelers alike, the new 1865 Craft House brings mom and pop quality with the consistency of a national chain to SLO.

FRANKS FAMOUS HOT DOGS

The name says it all. A SLO icon since 1977, Frank's Famous Hot dogs is a classic, greasy spoon "Hot Dog Diner" with many other delicious items. A quick chili dog or burger for dinner, or a breakfast experience to remember!









22,000 Students 9,000 Acre Campus \$1.6 Billion in Eeconomic Activity

California Polytechnic State University is part of California's 23-campus State University system. Total enrollment is near 22,000 students across six colleges. This 9,000 acre campus is the second-largest in state and one of the largest in the nation. Cal Poly specializes in the academic areas of engineering, business, management, marketing, agriculture, and veterinary medicine. With the addition a new science school, a newly dedicated football stadium to John Madden and with plans to expand its aerospace program to Paso Robles, Cal Poly is positioned to continue strong growth and increase area hospitality demand.





Photo of the new Frost Center for scientific researech and innovation



Rendering of the new John Madden Football Center



Paso Robles Space Port planned to work in conjunction with Cal Poly Aerospace Students





DEMAND DRIVERS



EVERLYGROVE







PISMO PRESERVE (13.1mi via 101) Over 880 acres with grand vista views. 11 hiking trails for the novice to the experienced.

PISMO BEACH

Pismo Beach is located just 20 minutes south of the Inn at SLO, and offers plenty of outdoor activities as well as famous beach side dining. A recently upgraded pier offers unique boardwalk photo opportunities. The Pismo Preserve, Oceano Dunes and Monarch Butterfly Grove are within close proximity to downtown Pismo Beach and offer a fantastic daytrip from the Inn at SLO.



DEMAND DRIVERS



The Pier AI PISMO BEACH (13.6 mi via 101) The Pismo Pier has been recently upgraded to include an iconic photo opportunity.



DEMAND DRIVERS



MONTANA DE ORO STATE PARK

With over 500,000 visitors yearly to this park, Montana de Oro is one of the top visited state parks in California. 8,000 pristine acres, 7 miles of majestic coastline and offers opportunities for hiking, jogging, biking, horseback riding, and surfing.





DEMAND DRIVERS







TOURISM DATA

Arrivals



ROADS



FLIGHTS



TRAIN





VISIT SLO CAL IS THE PREMIERE TOURISM AGENCY in San Luis Obispo County and is an active community partner in marketing the SLO CAL region. SLO CAL aims to build relationships with hospitality industry businesses, increasing the viability of hotel development and investments.

MORRO BAY (13.5 mi via HWY 1) Visit iconic Morro Rock, Morro Strand Beach, and enjoy world class seafood dining.

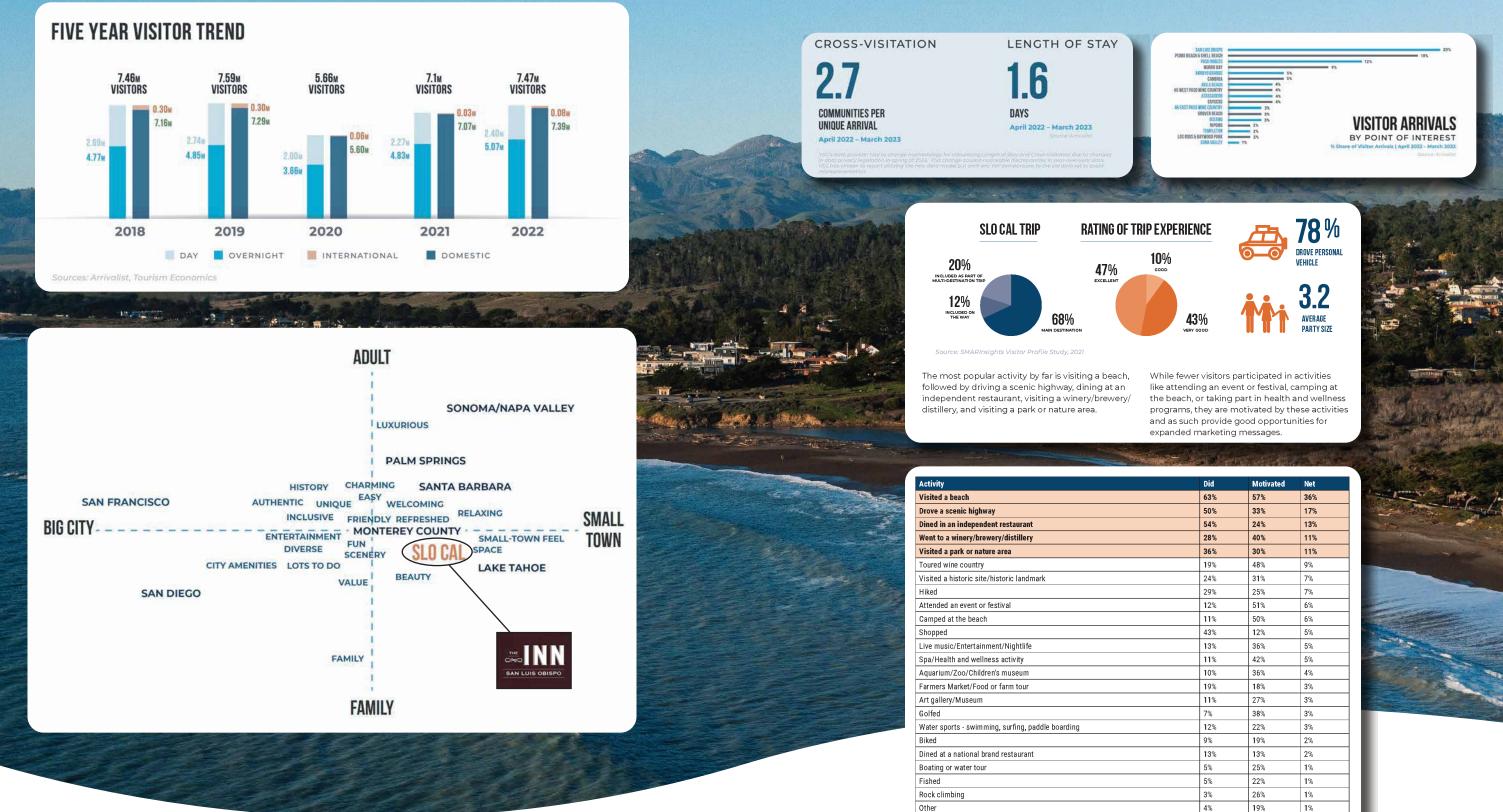
DEMAND DRIVERS





DEMAND DRIVERS





Watched a space launch

DEMAND DRIVERS



The Inn at San Luis Obispo is located in San Luis Obispo county, affectionately called "SLO CAL". SLO CAL is known for its scenic beauty along with other attributes (see above) that are highly rated by traveling consumers. San Luis Obispo is charming, authentic, and a welcoming locale within SLO CAL. The Inn at San Luis Obispo is centrally located; walking distance to restaurants and the surrounding downtown businesses.

Did	Motivated	Net
63%	57%	36%
50%	33%	17%
54%	24%	13%
28%	40%	11%
36%	30%	11%
19%	48%	9%
24%	31%	7%
29%	25%	7%
12%	51%	6%
 11%	50%	6%
43%	12%	5%
13%	36%	5%
11%	42%	5%
10%	36%	4%
 19%	18%	3%
 11%	27%	3%
7%	38%	3%
 12%	22%	3%
 9%	19%	2%
13%	13%	2%
5%	25%	1%
 5%	22%	1%
3%	26%	1%
 4%	19%	1%
 4%	8%	0%







SAN LUIS OBISPO



REMODEL **SCENARIOS**

EVERLYGROVE IS A BOUTIQUE DESIGN AND MANAGEMENT FIRM. As such, we have conceptualized three unique remodel scenarios that are designed to get the imagination flowing with inspiration and ideas. Please reach out to discuss your optimal scenario.

89

~ ARE C. EVERLYGROVE

33

REMODEL INSPIRATION

an ecclectic selection of modern inspirational style references



The Catbird - Denver, CO



REMODEL SCENARIOS

B4. EVERLYGROVE

The Ace - Palm Springs, CA







REMODEL INSPIRATION



The Pearl - San Diego, CA







REMODEL SCENARIOS

36 EVERLYGROVE

The Ace Hotel - New Orleans, LA



The Ace Hotel - New Orleans, LA

REMODEL SCENARIOS

REMODEL **SCENARIO 1**

Develop the empty 2,300 sqft shell into a new lobby with a lounge/bar, converting the current lobby into a premium suite with fireplace and living room, for a total of 41 rooms.



The Palihouse - Culver City, CA

a al Ream.

Charger en GER

Advante sarrer

Zee ro.

Via gr

5-3 G.

Chargers Reary.

The P. P. WARK Comp. of P.

والشاهدين وترجيعكا أعديهما



REMODEL SCENARIOS





741 164

91.75

is i r 5 100.0

ວ່ານ. ສ

المريحة (20.42 المرتك (20.4

алықтар наға алқар алықтар қақын нағ

2000 St. 44 St. 2000

and the last

কালমা মাৰ্চ মাৰ্চ কৰা মাৰ্চ কৰা আৰু

אוויטיא אינער אינערא אינער אינער

and the set in a set

0.85 28.05 20.00 33.00 3.85 31.00 33.0 30.00 6.85 20.26 38.00 3.8,00

1 NAK 100K

1005

រនាម និមសា ស.ច

2015

ور بن

մ դա երեն արտանական հա

22212-6-0

SU URA

SP 671.4

a my rit

والطراخ

צייכן, סול

វាងនេះ

in ver

2012.0

50 S-U B SIL N

33.330

200 J.C. I

ወኒጉ

3H 1314

PRO-FORMA DISCLAIMERS 2025

ļ

1.01

Pile of

10 JUN 1

1

1.20

n anta Si Nanta Si

3.85

4.10 200,662

4

1.1

المرجعة أجرعك عجره

and tought tought the set

জন্ম হয়। আলং জনে স্প

ວັງກາວ ວັນ...ສຸ່ວິນກຸລະ-

12.00

ំពុះស្តេ វិតារូស

Sei, w

5 10 L III - 51, 100, 111

448	9			Note:				Ψ.	5 .4	
		-				4				- 7
						1-96				7490
		1				104				11-15
		L L L L				N JAN				1 1
		1				<u>Sense</u>				الدون
		ំ ខេរខ				<u>Su su su s</u>				<u> 1993 - 199</u>
		ыń				n an the second seco				بالتد ر
4	105	1.1		4	NOT S	12.0	4	4	145	1.1.1
7 8 2 8 4	الا بيانه ک	576.0	ន៍ម្នាស្មាត		<u>э</u> ңе	Ś. w mana	ם קירקט		ទំណាត	in.s
	<u>.</u>		5. I	5	<u>5</u> .	<u>5</u> .	5. I	n ante	<u>i</u> .	<u>ś</u> .
		_	ά.			ς.				<u>6</u> .
	ដកកំព	12.0	김가이야기 때		3.Ų 6		친구 나다 다		1 KB, 3 KB	in.e
						_				
19 14	» <u>د</u> يد	214 M	ЯУJZ	5	27,0	212.0	ว่าหมูก	· sete	Ц.eo	מגול
1184	الا دينك	56.T	ม่าเก	1284	S QUE 4	<u>сы</u>	به دید ت		24.40	SI ME
			8. 7 7			<u>. – – –</u>	8. 7	1.11		<u></u>
n m h	ه چي ز	je o	تتربية الأ	ל או גב	Ърн	<u>1</u> 11	364 (A 11	ביש אב	1 23, 326	a. ot
ныч	الا بإيدار	jæ d	176 Tries of	ныб	t y z		و خو بنو	L'ILL H	13,00	taa.o
			وه بېد بې د				و به به			
- - 1 94	ار بېرک	2.5	វហុរដ	بر الجه	SAMP.		វាសូខ	- 26	ಭ್ರ-೧೦	524
1828	ا البلا	19.43	លក្រុម	ל שבר ר	ه چد ز	i) Jan	سيعت	TI	<u>2</u> 4€	هد نذ
100	۰۰ نو ا	হা হয	1		S tab	هدك	2-441.20	1.00	វុស	54 0
	úų π	Su n	51-42 K	li Li	ه دېد ک	31-4.00 -	ទំណេ	1	بر م.	হা বছ
לשת	성고, 1고	ja n	2 years	לפור	효과교	- Hauna	ي بد بد	2.02	1고,m	هد مخ
- 10 JB 5	day, m	i na e	ه به بد ا	د س س	физи	to 10	ه بد بذ	- e 162	da, mi	- 5 00.00
4	1447	ŝ		-	N/K		2	5	1 47.	
			ε.				i.	1.00		ś.
			i.							
4	845		5	<u>``</u>	847 51,130,56		5	<u> </u>	142	
<u>, 1995</u> 1997	د, 100.02 ۲۵۵.03	90.4 21.0	51 MAAN 2 Maa Maa		SUILA	91.LP 240	<u>31Щ101</u> 24Щ101	6.999 7.899	n Rind Rind Rind Rind Rind Rind Rind Rin	5174 2418
ہ <u>سر</u> 1 سر	340.0 34,04.3		1-00		iy n. s.	3-M	1		IL HE, H	a.e
<u>ب</u>				د الد د				1		
te a a b	32,12	th h	בנים בב	לבס	\$1,12-11	212	23.J.H	ביות ס-	12,62	THF -
1 m h	л ч?	ŚН	វណ្ដាល		វប្រក	<u>Sem</u>	א קשנ	r in c	ว่าเวา	j e To
	ور خد ب	E D C	ي الم	לבב	214,126	1122		a ar	12,60	مدود
	_								_	
									<u>n.</u>	
4.4	L. 199				-				4	
ta ye				ظار الت اذ				ㅋㅋ	18.3	

*Base Management Fee is not applicable for this property **Property Taxes for the Hotel are projected at 1.1% of purchase price in 2025. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 1.1% over this pro-forma. All investors are recommended to perform their own property tax analysis.





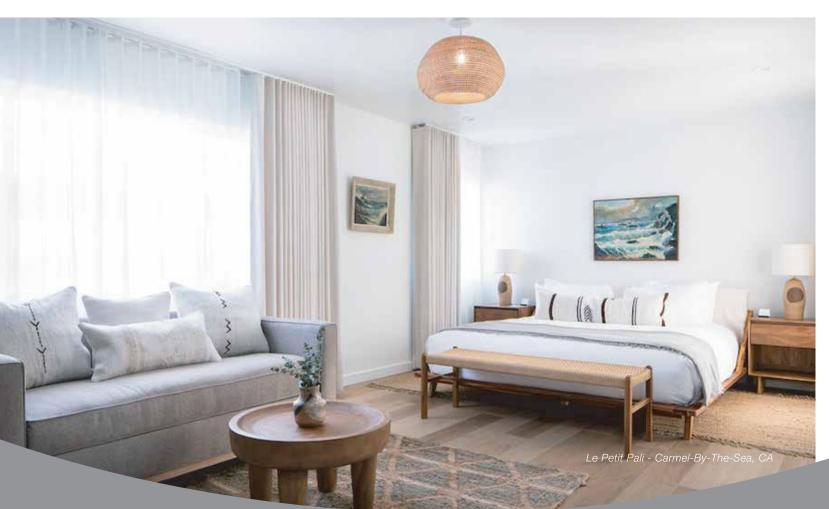


REMODEL **SCENARIO 2**

Complete remodel of the hotel, adding 3 large rooms in the vacant 2,300 sqft shell bringing the total rooom count to 43.



Le Petit Pali - Carmel-By-The-Sea, CA





	N6071			THAT: A			N HAR J			144004				
a al Rearr.	LP						1	Li L					4	
ár mai Roma, úa dáir	040			CM J			040			240				
Des profilers	1.44				2016 2016						78 1.8	100 J I		
Оверия.				F J				L				N JE Y		
				S TOR JO				Station 1				ŝa Lo		i.e. a
6-946				i V A				ទំហាយទ				ວ່ານ ນອ		ร้างเม
'n 'Redûlland b								1.24	بالاسدد				134	
734348.B	5	4	145	1.55	ŝ	4	845	1.0	5	4	RAF.	12.2	5	NA MAR REP.
Kaser.	វារូមរូប។		و بر بيز	់បាន	ல், டைய	18.84	ال بولية الذي	វិក សារ	ប់, ស, ការ	1846	و بر مذ	án Lui	د دېر مړ تو	1回201120月1日
h de la la casege	ß.	1.554			<u>5</u>	1.11	<u>5</u> .	<u>5</u> .	<u>Б</u>	uń	ş. 📩 🛉	i .	6 ·	∎.an¶\$- \$-
	<u>6</u> .	1. m ¹		<u>s</u> .	ζ.	1.01	ζ.	ζ.	<u>6</u> .	uń	ç. İ	<u>í.</u>	ξ.	1.00% S- S-
	دهدهرط	a a s	эн эн	i za se	سر سريد	3 61. 6 12	अं कृत्र		ومرجوط	a u rh	be gan	ia ve	ב מק מבק בל	
CHART-MUNICIPAL IN MINISPO														
Fern	214 -yan B	1.20	د هر نه	<u>ін.</u> а	វាយ, ភា	r an t	•• دېنک	্য কর	<u>ራ የሚሰም ያ</u>	ыÅ	و بر یک	ទំពងរម	Shraped	ৰ বাই বিদ্যালয় হৈছে। মান্দ্ৰ প্ৰথম হৈছে ব
Magn	506.94	72.24	20,40	SP A1	2017	10.21	2411	الدالة	5-9 b, 10 3	ъń	- 5,2-7	<u>Si u</u>	50.004	71.01 51.07 50.0
9to	6.	1.00		<u> </u>	<u>.</u>	1.01	<u>.</u>	<u>.</u>	k	μή		i .	. ·	8.00°95-5-
l al-al	1 241 327 4	2.24	50 JL 3	HE H	שב, מצול	2.72	 	3.23	و عبر وعب و	נחנונ	±0,23	1. 1. 1. 1.	Suc, au	
Chas Cynadary Inarra	<u>+ 1,0,2 (</u>	C BER	دحرهد	a action	ᅕᄧᇒ		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	화꼬기	وحراهره	ារដោ	рı'яз	an net	\$1,60,60	والحول فتجربتها
LINESS THELE IS CALLED AND A SPIN	+6+3													
de en els de la X Bre es d	204.44	ي م	ណ៍ ស្រាន	មេខ	פיקשפ	Pili te e	៍ស្តាក	51.13	i 91 yasa	い西	ا هر ت	s an s	STELET	- Alanta Siyata Salih
i de. I kia kelorg	ណ៍ ស្ត្រាម	7.24	τų e	19.9	sus per	n an	e بين	ນ່ມນ	វ័ណរដូចខ	ուտ	227	m. ف	S.M. C.M.B	TRANE SALEN SULX
Feptas I Martena es	ST 44, ST 1	1	د سر:	ហំភា	S∎,⊂a	ר אני ד	סינ	2101	មសុខ៖	មក	SON	5.L m	s an the second seco	, santa Shuma, Shuh
	S TE SA S	6. M 4	SP JAR	AT LES	510,70	6	i i ka na	ទំណោ	String and	ыń	21214	Я LE	STATION	دارج المتخرج المقدم
	30320	2 M Z		व्यक	34 B., B3	포함	क जीव का	위면서		របស់	甘口	3 LEE	162,01	ב אל בכבבישאי
المدوره على العاد) açınd	לשמ	to je s	jan 34	1, ca ja		typ	1 0243	וונסגם	L L L L L L L L L L L L L L L L L L L	ta pri	e a constante de la constante d	to per para	
Nachaidh Jimir Ma	4	4	242	1.1	4	4	145		3	4	147	11.1	5	<u>مع مدر الا</u>
Easthlange en diken. '	<u>6</u> .	1		<u>5</u> .	<u>s</u> .	1.01	ζ.	ç.	6.	uń	ç. E	í.	<u>s</u> .	∎.aanta 5- 5-
indual a	j .	1.01				1.01		÷		uń			i.	• • • • • • • • • • • • • • • • • • •
r dhe chefers	3		242	1.1		4	195	1.2	3	4	1977	11.1	5	<u>معر معر الأ</u>
Fage dis turs **	SUSAI	6.20	SP/READ	SV.9	STUP AM			វាហា	SULA	ыń	اروبسيد	វារណ	STUR	3.000 51.000 5 50.0
	21224	7.84	2711-27	<u>51.0</u>	Śn "m	7.00	554.5	5140	دميد	л in the second sec	STUE VIE	54.	22	
	ta a a a a	و هد د	カ ,20113	ta ar	an, and	1 31	ty z a	ᆂᆈ	110,206	20162	CCC H ₂ H	the second	dan ar	Langth 201 to 2
	2010	لاسە	±n pin	to a	هم عدد ا	ant	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	±и	- ALL HOLE	12162	10,3.0	514	d non 20 a	a.at kanadata.
HOFFerrer"			נית, ול	ست میں۔ ان ان ان ا	210 PT		л Хүл	5112	2441		9,91	2000 S 1.00	2 (A)	1.00 Project 10.1
fa lill pa dag inarra	e açant		101	المراجعة الم	נית, אב ל		11-11 1110	d name	1 A B B B B B B B B B B B B B B B B B B	יישני	±	diam		
		- ui	1			8.4	1							1.001
F		4.46				43	1			ш				13
		ta ya				a, act				1 1 1				170,000

PRO-FORMA DISCLAIMERS 2025

*Base Management Fee is not applicable for this property **Property Taxes for the Hotel are projected at 1.1% of purchase price in 2025. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 1.1% over this pro-forma. All investors are recommended to perform their own property tax analysis. *** FF&E Reserve reflects a market-rate amoint at 3.0% of total revenue. **** Pro-forma statements are not gurantees of future performance and undue reliance should not be placed on them.









REMODEL **SCENARIO 3**

Full remodel of the hotel and lease the 2,300 sqft. vacant shell as a restaurant. Hotel remains with 40 rooms.



The Ace - Palm Springs, CA



REMODEL SCENARIOS



EVERLYGROVE

ADR STRAN STRAN STRAN STRAN STRAN STRAN STRAN Not Berland Strand <td< th=""><th></th></td<>			
Bits per Barn. With Bits per A Bits per	E L		
Diapper. North North North North Same Simple	1 701		
STR. STR.M STR.M STR.M STR.M STR.M STR.M Seventer Str.M.M	18.00		
No.148 Struck Struck<	18.00 4		
NAME Autor	S B J B		
S N NOR N NOR NOR N NOR N N NOR N <td>91-41-58</td>	91-41-58		
Same Singler Same Singler Singler Singler Singler Same Same </td <td>134</td>	134		
Same Singler Same Singler Singler Singler Singler Same Same </td <td></td>			
Productory Sargen Add (Sargen			
S. E.M.N.S. S. E.M.N.S. S. E.M.N.S. S. E.M.N.S. S. S. E.M.N.S. S.			
Structure is series	E .		
Structure is series			
Same Samp Carbon Samp Samp <th< td=""><td></td></th<>			
Nage: Singro Singro<	1.		
Dife: S. Lamb S. S. S. Lamb S. S. S. Lamb			
Inter 34 март 34 март <th< td=""><td>S D AS</td></th<>	S D AS		
2 ma Open deg Forme	<u> </u>		
инсаналана синсина синсина били и кала били били били били били били били б	1 3 14 3 4		
антельные данные замули кала боло боло боло боло боло боло боло б	כב טולדי		
รสารสารสุมาศาสรา รังหมู่มา การหลังมาก รังกาง รังกฎหลา การเสล้ามีหาก รังเมล มาหาก มาก มาก มาก รังหมู่กา การหลังรุงหม การการสารสารสาร มหาก รังการ เพราะ รังการ การสังราก รังการ รังการ การเสล้ามาก มาก มาก รังการ รังกา รังกา รังกา รังการ การหลังรุงห มหาก รังการการสาร รังการ เพราะ รังการ รังการ การสังราก รังการ รังการ รังการ รังกา รังการ รังการ การหลังรุงหา มหาก รังการการสาร รังการ br>มหาก รังการการสาร รังการ การสาร รังการ เพราะ รังการ br>การสารสารสารที่สารที สารการที่สารที่ สารที่ส การที่ส การที่งานที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่สารที่ส			
барык Z Muering and Sania Sa Inter Sania Sani Sania Sania Sani Sania Sania Sani	เริ่าย.กม		
ини	1 5.0.75		
Inter Inter <t< td=""><td>1 9 J 6</td></t<>	1 9 J 6		
анарианунан алар ката так так алар басан алар алар басан алар басан алар басан алар баса так так так так так т Канарианунан алар алар алар алар алар басан а	S TH LI T		
Namaarkerhitetta S M Par Par S M Par Par S M Par Par	1034		
na transfer a same transfer to the same to the	79 6		
ինութեկանացիտանտերերել՝ β. β. μ.ասեղն, β. β. μ.ասեղն, β. β. μ.ասեղն, β. β. μ.ասեղն, β.	j .		
լում իւ սատիչ իւ իւ սատվել իւ իս սատիչ իւ սատիչ իւ	b .		
FORD CHANGES S & PAR POR S & PAR POR S & PAR			
ինարող հարոր՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝՝	s s nu au c		
արութեր է ՀՀՀՀՀՀ ՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀՀ	هر فکر او		
karan berekeren berekeren berekeren berek berek benek benek benek berek berek berek berekeren berek	a dan an		
המשלק אין האלים האל האלי האלי האלי האלי האלי האלי האלי	1 22 26		
ридика-на Հային Հային այն Հային Հային հային հրվել հային հային հային հային հային հային հային հային հային հայ 	-		
המבלעלת בכ מונסיבו מבכל מבכל בנכמו מנומי לחום היום איני לחופי ומנומי הבנו ובנות לתבר שונשו ביישיו בישיו בישיות			
215.1 1.15 1.15 1.15 1.15 1.15 1.15 1.15			
aran Laighn 4.3 4.3 4.3 3.8 .			
his for hear of the second			

PRO-FORMA DISCLAIMERS 2025

*Base Management Fee is not applicable for this property **Property Taxes for the Hotel are projected at 1.1% of purchase price in 2025. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 1.1% over this pro-forma. All investors are recommended to perform their own property tax analysis. *** FF&E Reserve reflects a market-rate amoint at 3.0% of total revenue. **** Pro-forma statements are not gurantees of future performance and undue reliance should not be placed on them.

SCENARIO 3 Pro Forma









FINANCIALS



	Roperty	Address	Room c	Rice	Price Per Room	COE
	Courtyard by Marriol	1605 Calle Joaquin San Luis Obispo, CA	139	£3+250,000	#250 ,719	12/20/29
San Langer	Carlion Holei	GDD5-B-Camino Real Alas cadero, C.A.	52	£10,500,000	¥201,523	372123
	PellSolei	1473Wonleney St Alescadero, CA	17	£3/850,000	<i>≨2</i> 14,705	122122
			Alerage	Riae Per Room	\$222,448	
-	innai San Lus Obligio	1995 Monteney St. San Luis Oblispo, C.A	39	48,800,000	\$215,000	SUBJECT PROPERTY







SALES COMPARABLES



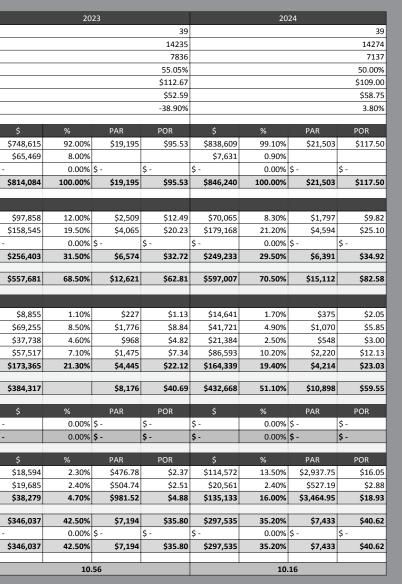


PROFIT AND LOSS 2018-2024

	2018				2019				2020				2021				2022				
# of Rooms	39								39				39				-				
Annual Rooms Available				14235				14235				14235				14235				14235	
Occupied Rooms				10263				9103				5976				7631				8601	
Occupancy				72.10%				63.95%				41.98%				53.61%				60.42%	
ADR				\$110.86				\$114.35				\$86.92				\$124.59				\$131.47	
RevPAR				\$79.93				\$73.13				\$36.49				\$66.79				\$79.44	
YoY RevPAR Growth					-9.30%				-100.40%							45.40%	15.90				
					5.50%				100.40/							45.40%	15.507				
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	
Rooms	\$1,137,829	100.00%	\$29,175	\$110.86	\$1,040,966	100.00%	\$26,691	\$114.35	\$519,425	100.00%	\$13,319	\$86.92	\$950,786	100.00%	\$24,379	\$124.59	\$1,130,777	100.00%	\$28,994	\$131.47	ç
Misc. Income \$		\$	5-	\$-	\$	\$	5 -	\$-	\$	- \$-	. \$·	-	\$-	0.00%	\$-	\$-	\$-	0.00%			
\$		\$;- <u>;</u>	\$ -	\$	Ş	ò -	\$-	\$- ·	- \$-	. \$-	-	ş	-	\$- !	\$-	\$-	0.00% \$	\$ -	\$-	\$-
Total	\$1,137,829	100.00%	\$29,175	\$110.86	\$1,040,966	100.00%	\$26,691	\$114.35	\$519,425	100.00%	\$13,319	\$86.92	\$950,786	100.00%	\$24,379	\$124.59	\$1,130,777	100.00%	\$28,994	\$131.47	Ś
DEPARTMENTAL EXPENSES																					
Rooms	\$162,686	14.30%	\$4,171	\$15.85	\$136,334	13.10%	\$3,496	\$14.98	\$51,400	9.90%	\$1,318	\$8.60	\$102,907	10.80%	\$2,639	\$13.48	\$119,440	10.60%	\$3,063	\$13.89	
Wages	\$195,467	17.20%	\$5,012	\$19.04	\$218,372	21.00%	\$5,599	\$23.99	\$224,603	43.20%	\$5,759	\$37.59	\$167,230	17.60%	\$4,288	\$21.91	\$145,992	12.90%	\$3,743	\$16.97	Ş
Other \$	-	0.00% \$	5- 5	\$-	\$-	0.00% \$	5 -	\$-	\$-	0.00% \$ -	· \$-	- /	\$-	0.00%	\$-	\$-	\$-	0.00% \$	\$ -	\$-	\$-
Total	\$358,153	31.50%	\$9,183	\$34.90	\$354,706	34.10%	\$9,095	\$38.96	\$276,003	53.10%	\$7,077	\$46.19	\$270,137	28.40%	\$6,927	\$35.40	\$265,432	23.50%	\$6,806	\$30.86	Ş
Gross Operating Income	\$779,676	68.50%	\$19,992	\$75.97	\$686,260	65.90%	\$17,596	\$75.39	\$243,422	46.90%	\$6,242	\$40.73	\$680,649	71.60%	\$17,453	\$89.19	\$865,345	76.50%	\$22,188	\$100.61	Ş
UNDISTRIBUTED OPERATING EXPENSES																					
Administrative & General	\$11,690	1.00%	\$300	\$1.14	\$58,826	5.70%	\$1,508	\$6.46	\$6,765	1.30%	\$173	\$1.13	\$56,793	6.00%	\$1,456	\$7.44	\$48,678	4.30%	\$1,248	\$5.66	
Sales & Marketing	\$115,238	10.10%	\$2,955	\$11.23	\$93,690	9.00%	\$2,402	\$10.29	\$45,317	8.70%	\$1,162	\$7.58	\$94,856	10.00%	\$2,432	\$12.43	\$124,012	11.00%	\$3,180	\$14.42	
Repairs & Maintenance	\$35,948	3.20%	\$922	\$3.50	\$10,432	1.00%	\$267	\$1.15	\$1,570	0.30%	\$40	\$0.26	\$12,457	1.30%	\$319	\$1.63	\$9,316	0.80%	\$239	\$1.08	
Utilities	\$80,432	7.10%	\$2,062	\$7.84	\$77,641	7.50%	\$1,991	\$8.53	\$71,487	13.80%	\$1,833	\$11.96	\$92,383	9.70%	\$2,369	\$12.11	\$92,347	8.20%	\$2,368	\$10.74	
Total	\$243,308	21.40%	\$6,239	\$23.71	\$240,589	23.10%	\$6,169	\$26.43	\$125,139	24.10%	\$3,209	\$20.94	\$256,489	27.00%	\$6,577	\$33.61	\$274,353	24.30%	\$7,035		
	+=,		+-,		+=,		+-,	7-000	+		+-,		+====,===		+-,		7-1.,0000		<i>†</i> .,		-
Gross Operating Profit	\$536,368	47.10%	\$13,753	\$52.26	\$445,671	42.80%	\$11,427	\$48.96	\$118,283	22.80%	\$3,033	\$19.79	\$424,160	44.60%	\$10,876	\$55.58	\$590,992	52.30%	\$15,154	\$68.71	Ş
	~	0/	040	000	~	0/	040	000	~	~	D4D	000	~	~	D 4 D	000	~	~	DAD	DOD	
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	Ś -
Base Management Fees * \$		0.00% \$			\$- \$-	0.00%		Ŧ	\$- \$-	0.00% \$ -	· ·		\$- \$-	0.00%			\$- \$-	0.00% \$			\$- \$-
Total \$	-	0.00% \$		\$-	Ş-	0.00%	-	\$-	Ş-	0.00% \$ -	Ş -	-	Ş -	0.00%	Ş-	Ş -	Ş-	0.00% \$	<u>۶</u> -	Ş-	Ş -
FIXED CHARGES	\$	%	PAR	POR	Ś	%	PAR	POR	\$	%	PAR	POR	\$	%	PAR	POR	Ś	%	PAR	POR	
Property Taxes	\$62,138	5.50%	\$1,593	\$6.05		6.20%	\$1,642	\$7.03		0.00% \$ -			\$60,336	6.30%	\$1,547	\$7.91	\$34,757	3.10%	\$891.21	\$4.04	
Insurance	\$20,123	1.80%	\$516	\$1.96	\$15,058	1.40%	\$386	\$1.65	\$23,682	4.60%	\$607	\$3.96	\$53,555	5.60%	\$1,373	\$7.02	\$20,083	1.80%	\$514.95	\$2.34	
Total	\$82,261	7.20%	\$2,109	\$8.01	\$79,080	7.60%	\$2,028	\$8.69	\$23,682	4.60%	\$607	\$3.96	\$113,891	12.00%	\$2,920	\$14.92	\$54,840	4.80%	\$1,406.15		
			. ,		,		. ,														
EBITDA	\$454,107	39.90%	\$11,644	\$44.25	\$366,591	35.20%	\$9,400	\$40.27	\$94,601	18.20%	\$2,426	\$15.83	\$310,269	32.60%	\$7,956	\$40.66	\$536,152	47.40%	\$13,747	\$62.34	Ş
FF&E Reserve *** \$	-	\$	5-	\$-	\$-	Ş	5 -	\$-	\$-	\$ -	. \$·	-	\$-		\$- !	\$-	\$-	0.00% \$	\$ -	\$-	\$-
Net Operating Income	\$454,107	39.90%	\$11,644	\$44.25	\$366,591	35.20%	\$9,400	\$40.27	\$94,601	18.20%	\$2,426	\$15.83	\$310,269	32.60%	\$7,956	\$40.66	\$536,152	47.40%	\$13,747	\$62.34	Ş
			7.56										9.05				7.61				
Revenue Multiplier			-			8.2	c			16.56								7.0			

FINANCIALS





FINANCIALS



HOTEL MANAGEMENT

SETTING UP MANAGEMENT FOR YOUR NEW HOTEL IS A CRITICAL STEP in determining the long term success of your business. While aquisition circumstances may very, having an experienced team at the helm will ensure that you don't skip a beat. Keeping a well maintained staff with an excellent customer service mindset, having the books in order and implementing strategic marketing oversight will increase your cap rate, making your hotel purchase a more profitable and secure investment. Do you have a great management solution? Or, do you need some help getting things going? Everlygrove Hotels is ready to join your team, managing your hotel for a small percentag of revenues.



We think like entrepreneurs and understand the unique characteristics of the hospitality industry, which allows us to optimize financial performance and gives us the ability to see new growth opportunities. Everlygrove Hotels is a hotel management company specializing in boutique properties, providing peace of mind for hotel owners.

Below are just a few of the services Everlygrove will provide to operate your hotel to its fullest potential:

- Recruit, train, direct, employ, and dismiss all personnel
- Develop and implement advertising & marketing efforts
- Negotiate and enter into leases, licenses and concession agreements
- Maintain proper licenses and permits

Interested? Let's talk about it.





Local News Opinion Food & Drink Sports The Cambrian · Education Oceano Dunes California Obituaries Personal Finance

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

BY SARA KASSABIA MAY 25, 2022 5:00 AM

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 Calfornia.

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 <u>Rigdon House</u>, 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.

The Rigdon House in Cambria, CA, which was redesigned and is currently managed by Everlygrove Hotels, was recently named a TOP 100 HOTELS IN THE U.S. ON YELP!

THE TRIBUNE

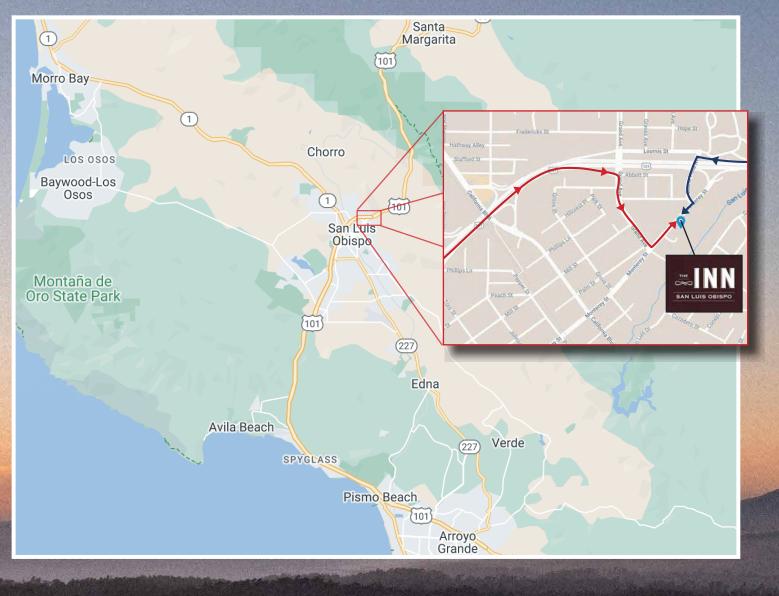
TRAVEL

.

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







DIRECTIONS TO THE INN AT SAN LUIS OBISPO:

FROM THE NORTH: When you are coming from the north on Highway 101, take the Monterey Street exit, turn left onto Buena Vista Drive. Then turn right onto Monterey street and the hotel is on the left.

FROM THE SOUTH: When you are coming from the south on Highway 101, exit Grand Ave and make a right. On Monterey Street turn left and the Hotel is on the right.

50 |

EVERLYGROVE

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.

Everlygrove Hotel Brokers and the seller have not made any in depth investigations of the actual property, including but not limited to any potential environmental problems that may exist and make no warranty or representations whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable.

Any pro formas, projections, opinions, assumptions or estimates used are purely for those purposes only and do not necessarily represent the current or guarantee the future performance of the property. Everlygrove Hotel Brokers and Seller strongly recommend that prospective purchasers go beyond this offering, by conducting an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership. All parties are also advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of those individuals exposed to them.

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 timev as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

The principal officers of Everlygrove Hotel Brokers are Aaron Graves DRE #: 01787901 Aaron@EverlyGrove. com Ph: 805.704.0334, Katelyn Graves DRE #: 02078383 Katelyn@EverlyGrove.com Ph: 805.704.0334.

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

DISCLAIMER: This offering does not constitute a direct solicitation to buy or sell property. This offering is only intended to educate and inform through research, presentation of data, and valid points. All information has been researched, mileage (distance) has been Google verified on actual Google maps using verified zip codes and addresses. All photos in this brochure are used under the U.S Copyright Fair use Act to merely educate and inform individuals. All copyright of the photos, videos, links, and data points belong to those individuals who created them. Thank you for reviewing this offering.



