

INVESTMENT OVERVIEW

Property Highlights:

- 70 units + Manager's Unit
- Franchise Property
- Swimming Pool
- Lot Size = Approximately 43,734 Sq. Ft.
- Building Size = Approximately 25,254 Sq Ft.



This great investment property is located in Orange County CA. It is a 2-minute drive from Interstate 5 in suburban north Anaheim, a 3-minute drive from Knott's Berry Farm and an 8-minute drive from Disneyland®Resort. This property has easy access to many local sites, activities and attractions including the John Wayne Airport, Angel Stadium of Anaheim, Anaheim Convention Center, Downtown Disney District, Disney's California Adventure and the Honda Center



Rajesh Dhamecha
BRE #: 01835933
Office: (562) 690-1847
Cell: (310) 951-2346
info.pioneerhospitality@gmail.com

Varad Dhamecha
BRE #: 02039196
Cell: (562) 310-7646
Fax: (562) 562-356-0771
pioneerhospitality@gmail.com

INVESTMENT SUMMARY

The Offering

Property	EconoLodge, Anaheim North
Property Address	2691 W. La Palma Ave. Anaheim, CA 92801

Site Details

APN Number	070-761- 12
Type of Ownership	Fee Simple
Year Built	1977
Lot Size	43,734 Sq Ft
Building Size:	25,254 Sq Ft
Number of Stories	2
Property Type	Commercial
Parking	Ample
TOT Rate	15%

Room Breakdown (70 Units)

	On-Site
Manager's Unit	
2 Double Beds (Smoking)	7
2 Double Beds (Non-smoking)	19
Handicap - King (Smoking)	1
Handicap - King (Non-Smoking)	2
Jacuzzi King (Smoking)	1
Jacuzzi - King (Non-Smoking)	1
Single King (Smoking)	7
Single King(Non Smoking)	14
2 Queen Beds (Smoking)	5
2 Queen Beds (Non Smoking)	11
3 Bed Family Room (Non Smoking)	1
4 Bed Family Room (Non Smoking)	1

Additional Rooms: Conference Room, Store Room,
Laundry Room and Water Heater Room



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ECONOLODGE

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PROPERTY DETAILS

INVESTMENT SUMMARY

Franchise

Franchise Parent Company
Franchise Affiliation
Franchise Tax ID No
Start Date

Choice Hotels International
Econo Lodge
NORTH (CA 608-ELLO)
26 FEB 2001

Transportation

Highways
Airports

I-5 North Anaheim
John Wayne Airport
LAX

Meeting Rooms

Area
No. of Guest Accomodated

740 Sq Ft
78



PIONEER HOSPITALITY
HOTEL-MOTEL SALES AND LOANS

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PROPERTY DETAILS

INVESTMENT SUMMARY

Common Area Features

- Lobby
- Front Desk
- Guest Laundry Rooms
- Seasonal Outdoor Pool
- Free Continental Breakfast
- Free Wifi
- Outdoor Parking Lot
- Free Parking
- Exterior Corridors



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INVESTMENT SUMMARY

Room Amenities

- Air Conditioning
- Coffee Makers
- Refridgerators
- TV with Free Premium Channels
- Free Wifi
- Desks
- Suites with Whirlpool Tubs
- Iron and Ironing Boards



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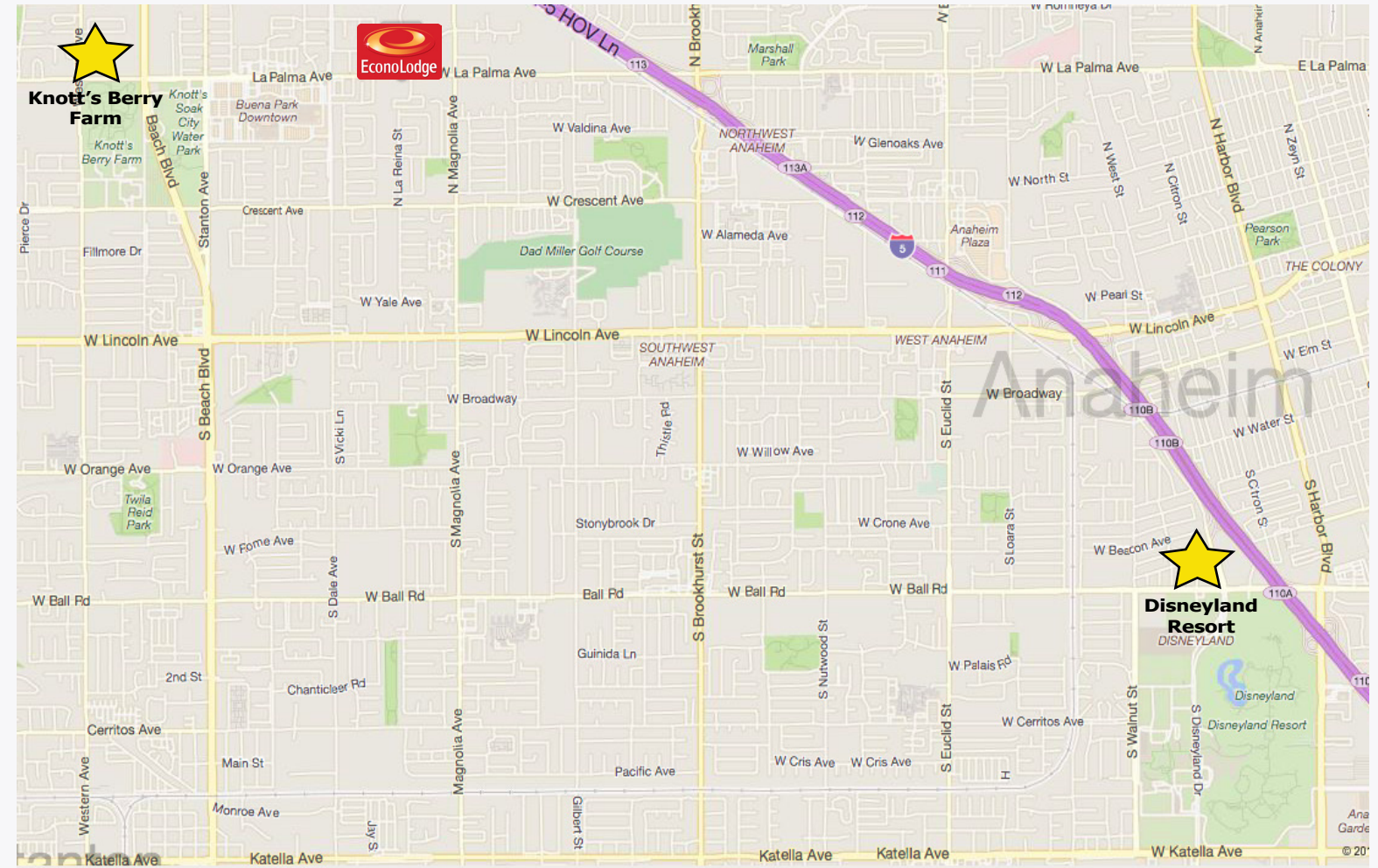
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LOCATION DETAILS

Local Attractions



- Disneyland Resort
- Knott's Berry Farm
- Interstate 5



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SALES SUMMARY REPORT FOR HOTELS/MOTELS IN ORANGE COUNTY, CA

19360 Beach Blvd, Huntington Beach, CA

Property Type	Hotel & Motel
Property Sub-type	Economy/Limited Service
Sales Date	8/03/2015
Sales Price	\$9,165,000 (\$147,822.58/Room)
No. Rooms	62
Building Size	29,878 Sq Ft
Lot Size	54,498 Sq Ft
Year Built	1986

7830 Crescent Ave, Buena Park, CA

Property Type	Hotel & Motel
Property Sub-type	Economy/Limited Service
Sales Date	02/28/2017
Sales Price	\$2,700,000 (\$135,000/Room)
No. Rooms	20
Building Size	20,848 Sq Ft
Lot Size	7,528 SF
Year Built	1960

7121 Beach Blvd, Buena Park, CA

Property Type	Hotel & Motel
Property Sub-type	Economy/Limited Service
Sales Date	2/27/2017
Sales Price	\$16,000,000 (\$122,137/Room)
No. Rooms	131
Building Size	52,056 Sq Ft
Lot Size	2.10Acres
Year Built	1984



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