

DESCRIPTION CON'T:

Building #1 was built in 1958 and has the original knotty pine. Consists of 4 kitchenettes: two with a queen bed and two with a queen and a twin. Recently upgraded with new beds, carpet, vinyl, fixtures, drapes, linens and sound board between common walls. One additional room was added and is contemporary in style.

Building #2 was built in 1960 and has eight rooms with original birch paneling. Four rooms with king beds, three with double queens and one with two queens and a twin. Recently upgraded with new beds, carpet, vinyl, fixtures, drapes, linens, microwaves, refrigerators, sound board between common walls.

Winter rates are \$49, Spring and Fall \$68-\$75, and Summer \$88 for all rooms.

Occupancy has increased each year from under 28% when purchased in 2005 to 50% last 12 months and is demonstrating a continuation of this upward trend. Last 12 months gross \$118,000.

Yearly expenses (2010): Insurance: \$5,398

Electric: \$4,740

Propane: \$6,764

Maid and on-site laundry: \$21,800

General Maintenance: \$3,400

Website/Internet/DirecTV: \$2,600

Credit Card Merchant fees: \$4,500

Supplies: \$6,600