FULLY OPERATIONAL 15 ROOM ESTABLISHED HOTEL WITH RESTAURANT/BAR LOUNGE

31880 CA-108, Strawberry, CA 95375

<table>
<thead>
<tr>
<th>PROPERTY FEATURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turn Key Purchase + Real Estate + Bonus Land</td>
</tr>
<tr>
<td>#1 Rated Lodging In The Stanislaus National Forest</td>
</tr>
<tr>
<td>Year-Round Guest Access from CA-108 via I-5</td>
</tr>
<tr>
<td>Easy to Operate Hotel, Restaurant, Bar &amp; Owner/Manager Home</td>
</tr>
<tr>
<td>Water Front Hotel on the South Fork Stanislaus River</td>
</tr>
<tr>
<td>2019 Gross Revenue @ $1 Million W/ further Potential</td>
</tr>
<tr>
<td>Perfect Opportunity for a Family Run Business</td>
</tr>
<tr>
<td>Very Busy Bar &amp; Restaurant w/ Almost No Competition in the Area</td>
</tr>
<tr>
<td>Private/Separate 4 Bed 3 Bath Home For Inn Keeper Onsite</td>
</tr>
<tr>
<td>Fully Furnished Guest Rooms w/ Private Baths &amp; Decks</td>
</tr>
<tr>
<td>Ample Guest &amp; RV Parking Available + Large Grass Area</td>
</tr>
<tr>
<td>Operated by Single Operator Since 2002 W/ Healthy Revenues</td>
</tr>
<tr>
<td>Great SBA Candidate – Only 10% Down!</td>
</tr>
</tbody>
</table>

**SALE PRICE:** $2,750,000

**CAP RATE:** 15.31%

**NOI:** $420,888

**LOT SIZE:** 1.94 Acres

**BUILDING SIZE:** 14,362 SF

**YEAR BUILT:** 1939

**ZONING:** C-S & O-1

**MARKET:** Strawberry Hospitality

**SUB MARKET:** CA-108

**CROSS STREETS:** CA-108 & Herring Creek Ln

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PROPERTY OVERVIEW

Property Overview:
Fully operational cash-flowing 14,362 SF 15-Room Established Water Front Hotel With Restaurant/Bar Lounge and Event Space, situated on year-round Stanislaus River. Strawberry Inn Hotel offers spacious rooms, while being the closest lodging to near by destinations. Operated by single operator since 2002, this #1 rated Hotel has beautifully furnished guest suites with a Genuine mountain-experience with heating and private bathroom in each room.
A large covered deck that overlooks the year round Stanislaus River is where you can dine for breakfast, lunch or dinner as well as the inside dining room. There are 2 gazebos that you can dine is as well or have a private party or event.
Strawberry Inn is the #1 choice for Weddings, as well as on-location filming accommodations, reunions, anniversaries, birthdays, retreats and small business conferences. Our gazebo overlooks the Stanislaus River and provides a world class venue for any important occasion. The Strawberry Inn and its surrounding grounds provide the perfect location for a small party or large gathering. Property includes year-round highway access to CA-108.

Inn Business Overview:
Consists of everything as a Turn-Key deal including: 3-story main building with 15 guest rooms, a full bar with liquor license, very busy restaurant, 2 gazebos, wedding and banquet areas and a separate 4 bedroom 3 bath home with garage. it also includes the domain name, operational website, business assets, and online reservation system. 12 KW propane backup generator, satellite TV, wireless internet, two 500 gallon propane tanks, metal roof. Amenities include an expansive deck, and a modern galley kitchen. Reservation system utilizes website for availability and reservations.
Perfect opportunity for a family run business. Would be best as an owner-operator with restaurant experience, someone who enjoys the mountains and the outdoors. This unique property has been a strong performer and has many benefits of ownership that are not usually seen within the hotel business. European and Asian travel agencies.
PROPERTY OVERVIEW

Steadily increasing clientele continue to add a tour of the Sierras to their trips to LA, San Diego, San Francisco, Death Valley and Las Vegas, and has become popular with European and Asian travel agencies.

Revenue Expansion Overview:
As the #1 rated lodging in the Sierra Nevada Mountains on TripAdvisor and Booking.com, gross revenue has increased over the years and has weathered the recent 2 major fires over the past 2 years. 2018 and 2019 gross revenues were $836K, $1 Million, respectively. The good-will produced from this well-established business has benefited from the excellent reputation, accepting drive-by reservations, aggressive online marketing, expansion of existing social media and marketing. This unique property has been a strong performer and has many benefits of ownership that are not usually seen within the hotel business.

LOCATION OVERVIEW

Strawberry Inn is located on the Sonora Pass, which is the shortest distance between Reno, Nevada, Las Vegas and San Francisco. The Inn is located off HWY-108, overlooking the Stanislaus River. Just north of Pinecrest Lake and Dodge Ridge Ski Resort, east of Beardsley Lake and south of Stanislaus National Forest. The property is located 3 hours east of San Francisco and 2.5 hours from Sacramento.

Strawberry is an unincorporated community and a census-designated place (CDP) in Tuolumne County, California. Strawberry is located on California State Route 108 10 miles (16 km) northeast of Long Barn. Strawberry has a post office with ZIP code 95375, which opened in 1949.[4][5] Strawberry sits at an elevation of 5,325 feet (1,623 m). The 2010 United States census reported Strawberry’s population was 68.
## Income Summary

<table>
<thead>
<tr>
<th>Service</th>
<th>FULLY OPERATIONAL 15 ROOM ESTABLISHED HOTEL WITH RESTAURANT/BAR LOUNGE</th>
<th>PER SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant &amp; Bar</td>
<td>$708,308</td>
<td>$49.32</td>
</tr>
<tr>
<td>Lodging</td>
<td>$245,677</td>
<td>$17.11</td>
</tr>
</tbody>
</table>

### Gross Income

- $953,986
- $66.42

## Expense Summary

<table>
<thead>
<tr>
<th>Expense</th>
<th>FULLY OPERATIONAL 15 ROOM ESTABLISHED HOTEL WITH RESTAURANT/BAR LOUNGE</th>
<th>PER SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donation</td>
<td>$168</td>
<td>$0.01</td>
</tr>
<tr>
<td>Cost of Goods Sold</td>
<td>$149,108</td>
<td>$10.38</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,565</td>
<td>$0.11</td>
</tr>
<tr>
<td>Auto Expense</td>
<td>$32,186</td>
<td>$2.24</td>
</tr>
<tr>
<td>Banking Expense</td>
<td>$12,264</td>
<td>$0.85</td>
</tr>
<tr>
<td>Insurance</td>
<td>$19,014</td>
<td>$1.32</td>
</tr>
<tr>
<td>Maintenance &amp; Repairs</td>
<td>$11,168</td>
<td>$0.78</td>
</tr>
<tr>
<td>Merchant Fees</td>
<td>$25,583</td>
<td>$1.78</td>
</tr>
<tr>
<td>Medical</td>
<td>$919</td>
<td>$0.06</td>
</tr>
<tr>
<td>Mortgage</td>
<td>$47,483</td>
<td>$3.31</td>
</tr>
<tr>
<td>Office Expense</td>
<td>$7,546</td>
<td>$0.53</td>
</tr>
<tr>
<td>Payroll Expense</td>
<td>$82,582</td>
<td>$5.75</td>
</tr>
<tr>
<td>Professional Services</td>
<td>$4,980</td>
<td>$0.35</td>
</tr>
<tr>
<td>Shareholders Draw</td>
<td>$16,522</td>
<td>$1.15</td>
</tr>
<tr>
<td>Supplies</td>
<td>$5,864</td>
<td>$0.41</td>
</tr>
<tr>
<td>Taxes</td>
<td>$59,931</td>
<td>$4.17</td>
</tr>
<tr>
<td>Travel</td>
<td>$844</td>
<td>$0.06</td>
</tr>
<tr>
<td>Utilities</td>
<td>$53,861</td>
<td>$3.75</td>
</tr>
<tr>
<td>Uncatagorized Expense</td>
<td>$1,500</td>
<td>$0.10</td>
</tr>
</tbody>
</table>

### Gross Expenses

- $533,098
- $37.12

### Net Operating Income

- $420,888
- $29.31
HOSPITALITY FOR SALE

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