

NOW AVAILABLE

MARIPOSA/YOSEMITE SUPER 8



**5059 Highway 140
Mariposa, CA 95338**

- 46 Rooms
- Large Pool
- Ample Parking
- In Historic Downtown Mariposa
- State Highway Frontage
- Built in 1994 as a Holiday Inn Express
- Breakfast Room
- Wireless High Speed Internet

Price Reduced to \$2,490,000.00

For Information Contact:

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Mariposa/Yosemite Super 8

Mariposa, California

Fact Sheet

Location: In the heart of historic downtown Mariposa, County seat of the “Mother of Counties” in California’s gold rush area. On Highway 140, the route to Yosemite Valley, the hotel sits prominently in the center of town. The access to parking is easy and convenient. Mariposa boasts the California Mining Museum, the fairgrounds, the oldest courthouse west of the Rockies, and numerous tourist oriented businesses, including restaurants and shopping. The government center, hospital, schools and typical services are all close to the hotel. The downtown area is considered historic and it would be difficult to obtain permission to add a new hotel.

Land and Improvements: The third floor of the hotel is at ground level with the highway, with one story above and two below. Parking is in the rear at ground floor level. There is an elevator servicing all floors. Built in 1994 as a Holiday Inn Express, the building is in good condition, fully sprinkled, and was substantially remodeled in 2004. It is approximately 16,197 square feet of floor area. There is an ample sized pool at the parking lot level. The land area is .89 acres and there are approximately 49 parking spaces. There is an onsite laundry facility. The lobby is attractive and there is a breakfast room on the lobby level. There is a small office off the lobby.

Rooms: There is a mix of kings, doubles and a king, and double-doubles. Room floor covering and furniture are in good condition. The bathrooms are in good condition.

Manager’s Apartment: The manager’s apartment is very large and is a one bedroom, one bath, with a connecting door to a guest room providing an extra bedroom when required.

Income History: The income figures shown on the following pages have been dramatically affected by several factors. The tourism business to Yosemite Park has been affected by the road closures in 2006. The road is now open and the trailing gross is \$655,000 through 6/30/10. Another is the poor management and marketing of the property. There is a strong upside available to the right owner. With proper management it should gross at least \$700,000.

Mariposa Super 8

Income and Expense Statement

2003

Gross Receipts	\$671,760.00
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Expenses

Salaries and Wages	\$33,211.00
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Repairs and Maintenance	\$8,162.00
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Rents	\$262,500.00
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Taxes and Licenses	\$62,682.00
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Advertising	\$3,125.00
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Other Deductions	\$168,107.00
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Total	\$537,787.00
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Net Income	\$133,973.00
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2004

Gross Receipts	\$654,380.00
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Expenses

Salaries and Wages	\$54,748.00
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Repairs and Maintenance	\$14,323.00
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Rents	\$109,375.00
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Taxes and Licenses	\$55,110.00
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Interest	\$107,706.00
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Depreciation	\$27,654.00
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Advertising	
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Other Deductions	\$202,101.00
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Total	\$571,017.00
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Net Income	\$83,363.00
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Mariposa Super 8

Income and Expense Statement

2005

Income

Gross Receipts	\$656,315.00
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Expenses

Interest	\$160,702.00
Insurance	\$19,027.00
Professional	\$5,600.00
Repair and Maintenance	\$18,360.00
Royalties, Commissions	\$74,630.00
Taxes and License	\$59,470.00
Property Tax	\$13,300.00
Salary	\$63,750.00
Supplies-Breakfast and Office	\$26,250.00
Telephone and Utilities	\$65,300.00
Miscellaneous	\$12,960.00
Upgrades	\$39,800.00
Total Expenses	\$559,149.00

Net Income

\$97,166.00

Mariposa Super 8

Income and Expense Statement

2006

Income

Gross Receipts	\$568,120.00
Interest Income	\$1,664.00
Total	\$569,784.00

Expenses

Amortization	\$15,555.00
Insurance	\$15,847.00
Interest	\$188,190.00
Legal and Professional	\$7,395.00
Miscellaneous	\$8,550.00
Repairs and Maintenance	\$15,850.00
Royalties and Commissions	\$63,340.00
Salaries	\$34,942.00
Supplies	\$18,150.00
Taxes and Licenses	\$50,130.00
Taxes-Payroll	\$3,948.00
Taxes-Property	\$32,331.00
Telephone and Utilities	\$61,350.00
Total Expenses	\$515,578.00

Net Income **\$54,206.00**

The above income and expense figures are from data furnished by the owner to the broker. No warranty as the accuracy of the data is implied.

**DJR PROPERTIES INC.
DBA SUPER 8 MARIPOSA
INCOME STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2007**

Gross Receipts	\$ 628,560	
Total Income	\$ 628,560	
Operating Expenses		Add Backs
Amortization Expense	\$ 15,555	15,555
Depreciation Expense	27,654	27,654
Insurance Expense	14,300	
Interest Expense	185,320	185,320
Legal and Professional	11,250	
Miscellaneous Expenses	6,500	
Repairs and Maintenance	21,860	
Royalties and Comissions	70,350	
Salaries	38,250	
Supplies Expense	16,100	
Taxes and Licenses	55,320	
Taxes - Payroll	4,323	
Taxes - Property	31,300	
Telephone and Utilities Expense	51,350	
Total Operating Expenses	549,432	228,529
Net Income	\$ 79,128	
Net Operating Income		307,657

The information above has been furnished by the Seller and MVP Commercial makes no warranty as to the accuracy of the figures.

DJR Properties Inc. Revenue/Room Details For 2008					
Month	Revenue	No. of Rooms	ADR	% occupancy	Remarks
January	\$12,430	318	\$39.1	22.3%	
February	\$13,425	347	\$38.7	26.0%	
March	\$20,540	469	\$43.8	32.9%	
April	\$23,920	496	\$48.2	35.9%	
May	\$38,916	542	\$71.8	38.0%	
June	\$75,971	986	\$77.0	71.4%	
July	\$124,405	1272	\$97.8	89.2%	
August	\$116,608	1292	\$90.3	90.6%	
September	\$48,020	682	\$70.4	49.4%	
October	\$24,847	427	\$58.2	29.9%	
November	\$13,006	272	\$47.8	19.7%	
December	\$10,642	264	\$40.3	18.5%	
Total	\$522,730	7,367	\$60.3	43.7%	

Shiraz Aladin, CPA

**DJR PROPERTIES INC.
DBA SUPER 8 MARIPOSA
INCOME STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2009**

Gross Receipts	\$ 582,871
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Total Income	\$ 582,871
Operating Expenses	
Amortization Expense	20,000
Auto Expense	3,080
Bank Charges	11,402
Credit Card Fees	74,187
Depreciation Expense	80,659
Insurance Expense	14,866
Interest Expense	44,277
Legal and Professional Management Fees	38,005
Miscellaneous Expenses	22,500
Repairs and Maintenance	4,694
Royalties and Comissions	29,520
Salaries	65,870
Supplies Expense	71,556
Taxes - Payroll	27,508
Taxes - Occupancy	8,587
Telephone and Utilities Expense	68,151
	95,472
	<hr/>
Total Operating Expenses	680,334
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Operating Income (Loss)	\$ (97,463)
Other Income	15,437
Net Income (Loss)	<u>\$ (82,026)</u>

Statistics Report for 6/15/2010

	This Year			Same Day	Last Year	
	Today	MTD	YTD		MTD	YTD
Total Rooms	46	690	7,636	46	690	7,636
Out of Inventory Rooms	2	25	1,452	2	53	392
Available Rooms	44	665	6,184	44	637	7,244
Out of Order Rooms	1	19	100	3	8	252
Total Rentable Rooms	43	646	6,084	41	629	6,992
Revenue Rooms	39	592	2,676	35	420	1,887
Comp Rooms	0	2	45	1	18	37
0.00 Rate Rooms	0	0	1	0	2	7
Day Use Rooms	0	5	24	1	11	33
Total Rooms Occupied	39	589	2,698	35	429	1,898
Total Rooms Occ w/Day Use	39	594	2,722	36	440	1,931
Total Rooms Left Vacant	4	57	3,386	6	200	5,094
Occupancy % + OOO + COMPS	90.70%	91.18%	44.35%	85.37%	68.20%	27.15%
Occupancy % - OOO + COMPS	88.37%	88.24%	42.70%	78.05%	66.93%	23.54%
Occupancy % + OOO - COMPS	90.70%	90.87%	43.61%	82.93%	65.34%	26.62%
Occupancy % + OOO + COMPS + Day Use	90.70%	91.95%	44.74%	87.80%	69.95%	27.62%
Occupancy % - OOO + COMPS + Day Use	88.37%	89.01%	43.10%	80.49%	68.68%	24.01%
Occupancy % + OOO - COMPS + Day Use	90.70%	91.64%	44.00%	85.37%	67.09%	27.09%
Occupancy % - OOO - COMPS + Day Use	88.37%	88.70%	42.36%	78.05%	65.82%	23.48%
ADR with Comps	\$77.06	\$84.09	\$67.16	\$80.31	\$84.22	\$71.37
ADR without Comps	\$77.06	\$84.38	\$68.30	\$82.67	\$87.91	\$72.79
Average Revenue Per Room	\$85.54	\$93.29	\$74.44	\$89.15	\$90.26	\$77.34
Revenue Per Available Room	\$68.30	\$74.48	\$29.30	\$63.88	\$56.72	\$18.70
Total Number of Adults	72	1,150	4,971	62	792	3,352
Total Number of Children	5	89	352	9	77	236
Total Number of Guests	77	1,239	5,323	71	869	3,588
Average Adult Per Room	1.85	1.95	1.84	1.77	1.85	1.77
Average Rate Per Adult	\$41.74	\$43.07	\$36.45	\$45.34	\$45.62	\$40.41
Average Revenue Per Adult	\$46.33	\$47.78	\$40.40	\$50.32	\$48.89	\$43.79
Total Rooms with 1 Guest	6	93	715	10	121	710
Total Rooms with 2 Guests	29	401	1,606	20	241	930
Total Rooms with +2 Guests	4	100	401	6	78	291
Total Reservations Made	14	270	3,006	23	529	1,826
Total Walk Ins	0	97	424	8	111	515
Total No Show	0	3	6	0	2	7
Total Reservation Cancellations	10	83	410	1	72	244
Total Early Check Ins	0	0	3	0	0	0
Total Early Check Outs	0	7	32	0	10	31
Total Taxable Room Revenue	\$3,005.34	\$49,331.50	\$180,175.35	\$2,810.87	\$35,696.50	\$134,345.79
Total Non Taxable Room Revenue	\$0.00	\$198.76	\$1,034.76	\$0.00	\$434.00	\$1,114.00
Total Room Revenue	\$3,005.34	\$49,530.26	\$181,210.11	\$2,810.87	\$36,130.50	\$135,459.79
Total Tax Revenue	\$330.63	\$5,417.99	\$19,808.84	\$309.26	\$3,927.23	\$14,781.47
Total Food and Beverage Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Revenue	\$0.00	\$0.00	(\$170.07)	\$0.00	(\$1,336.71)	(\$3,454.55)
Total Revenue	\$3,335.97	\$54,948.25	\$200,848.88	\$3,120.13	\$38,721.02	\$146,786.71
Total Cash Payments	\$0.00	\$6,703.99	\$14,948.55	\$0.00	\$1,470.27	\$9,587.61
Total Credit Card Payments	\$2,975.98	\$49,674.21	\$188,106.55	\$3,916.23	\$39,002.39	\$139,103.27
Total Direct Bill Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52.75
Total Payments	\$2,975.98	\$56,378.20	\$203,055.10	\$3,916.23	\$40,472.66	\$148,743.63



Lobby Area



Exterior Pool



Breakfast Room



King Room



Double Double

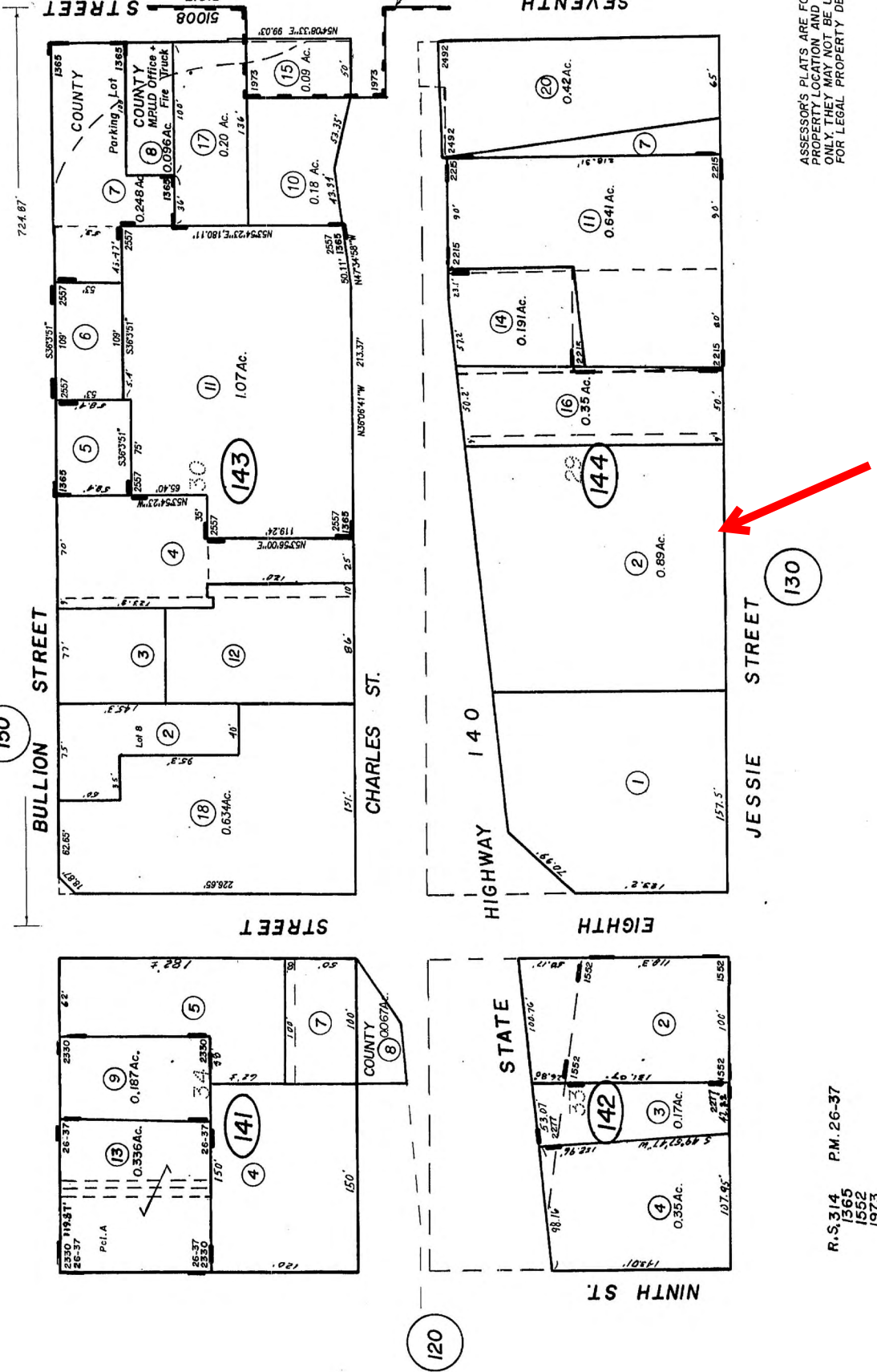
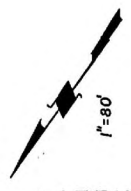


Typical Bathroom

13-140

Tax Area Code
51008
51013

BLOCKS 29, 30, 33 & 34, TOWN OF MARIPOSA



ASSESSOR'S PLATS ARE FOR GENERAL
PROPERTY LOCATION AND TAX PURPOSES
ONLY. THEY MAY NOT BE USED AS A BASIS
FOR LEGAL PROPERTY DESCRIPTIONS.

Assessor's Map Bk. 13-Pg. 140
County of Mariposa, Calif.
2001 SEP 11 2001

NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Small Circles.

R.S. 314
1365
1552
1973
2010
2215
2277
2350
2492
2557
P.M. 26-37