

For Sale

Lindsay Inn



570 S. Mirage Ave., Lindsay, CA

- **31 Rooms Total Plus Manager's Apartment**
- **14 Studio Apartments w/ Full Kitchens**
- **16 Rental Rooms, 6 w/ Kitchens**
- **Two Bedroom House**
- **Great Condition**
- **Good Location**

Call Har Dawar for Details at 559-213-1103

Available for \$1,400,000.00

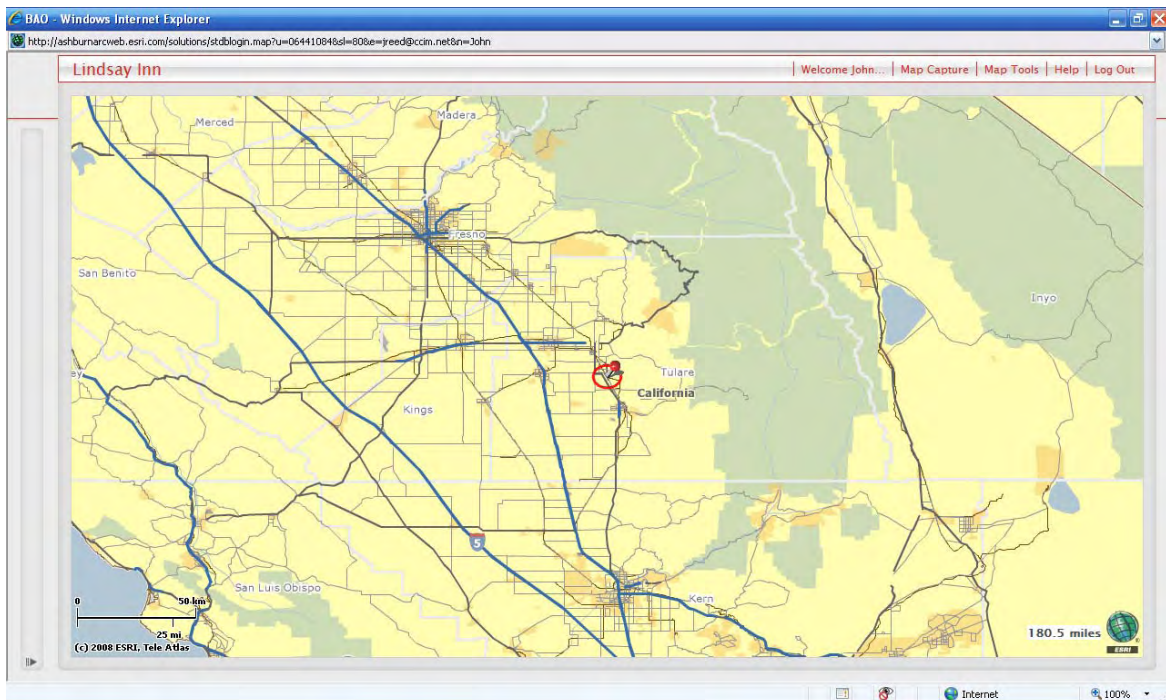
Fact Sheet

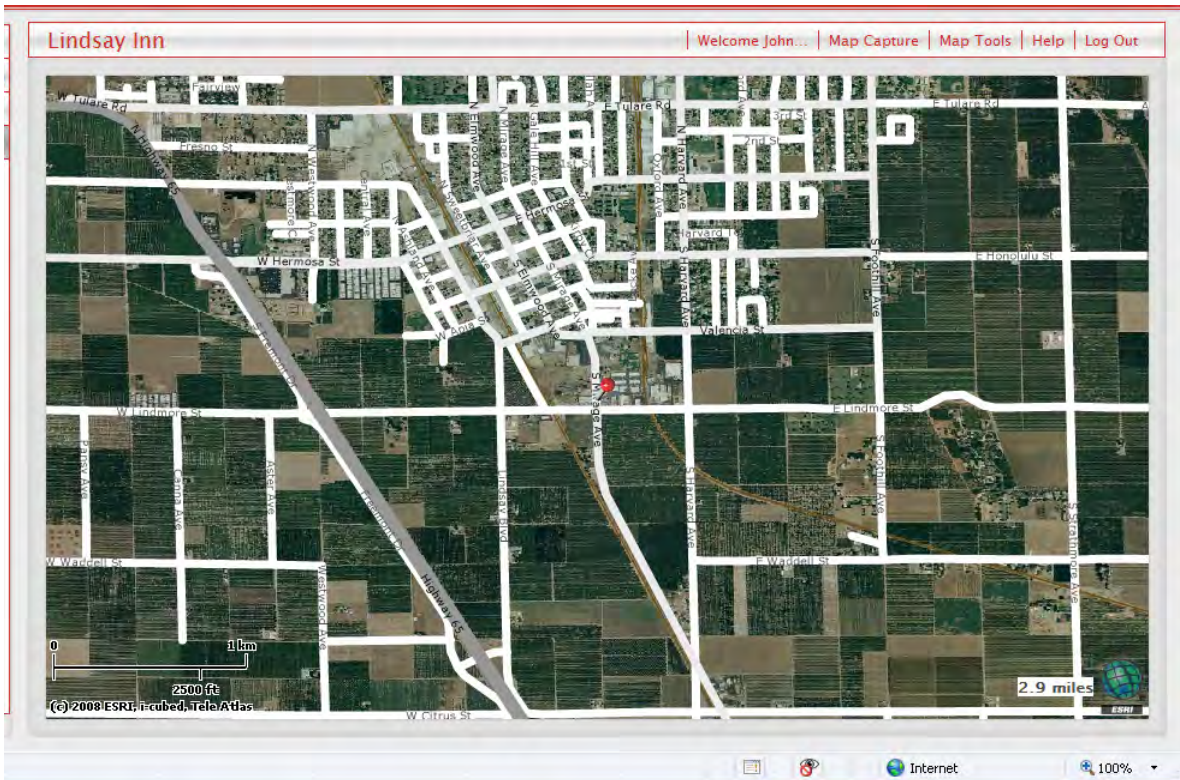
Location: Near Highway 65 in Lindsay, California. Lindsay is a predominately agricultural community in the heart of California's Central Valley. It is about an hour south of Fresno and 40 minutes north of Bakersfield. Visalia is about 15 minutes away and Porterville about 10 minutes. Porterville has a community college and Visalia has all full service city amenities.

Condition: The property has been continually maintained and is in good condition. The furniture and fixtures are also in good condition. The roof and parking lot have been maintained. The property is clean and attractive.

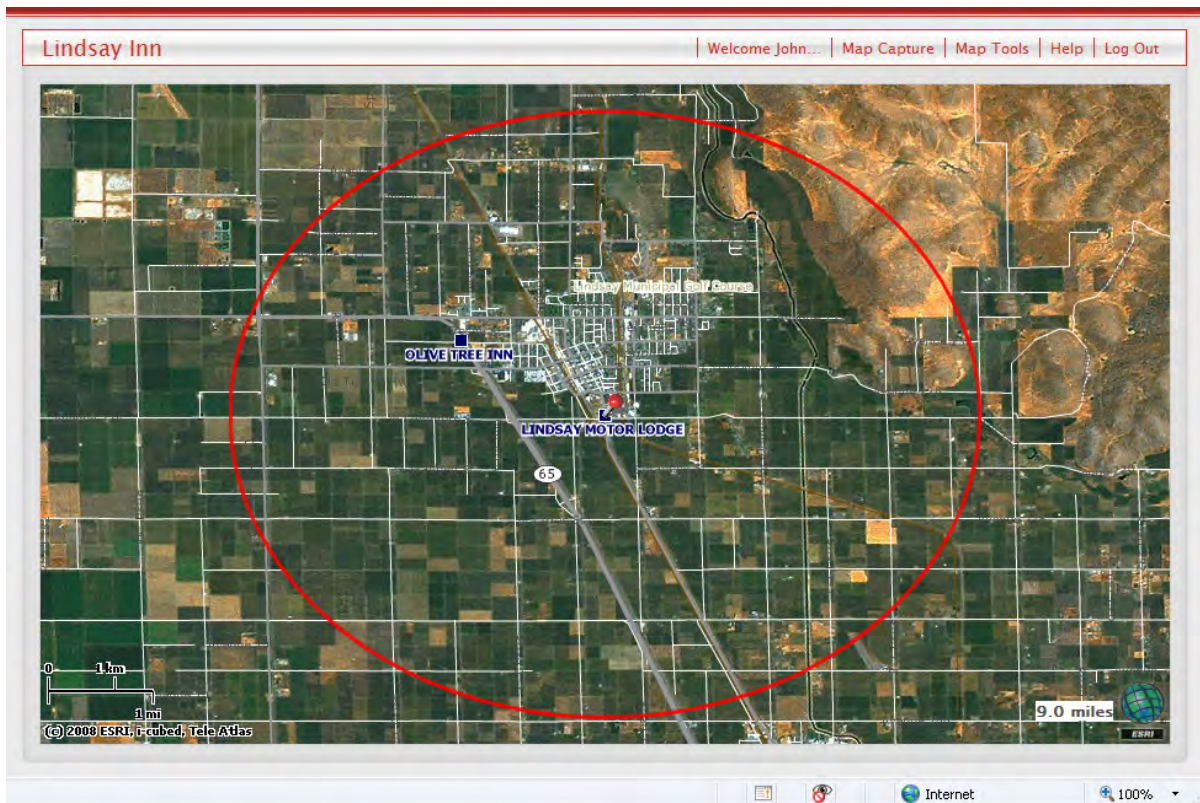
Rooms: There are 14 studio apartments which are rented monthly for \$850 per month. They are very popular. There are 17 transient rental rooms of which 6 have kitchenettes. One unit is a separate two bedroom house. There is also a manager's apartment.

Income: The studio apartments enjoy an occupancy rate of over 90%. The transient rooms run around 30%. That could be increased with some marketing. Total gross revenue for 2007 was \$230,000.00.





Location in Lindsay at 570 Mirage Ave.

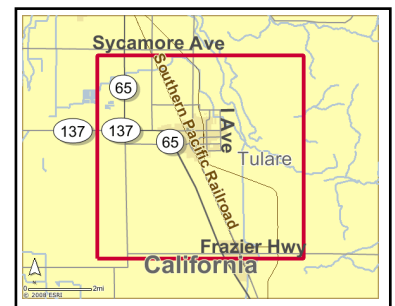
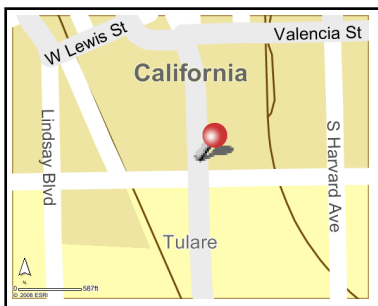


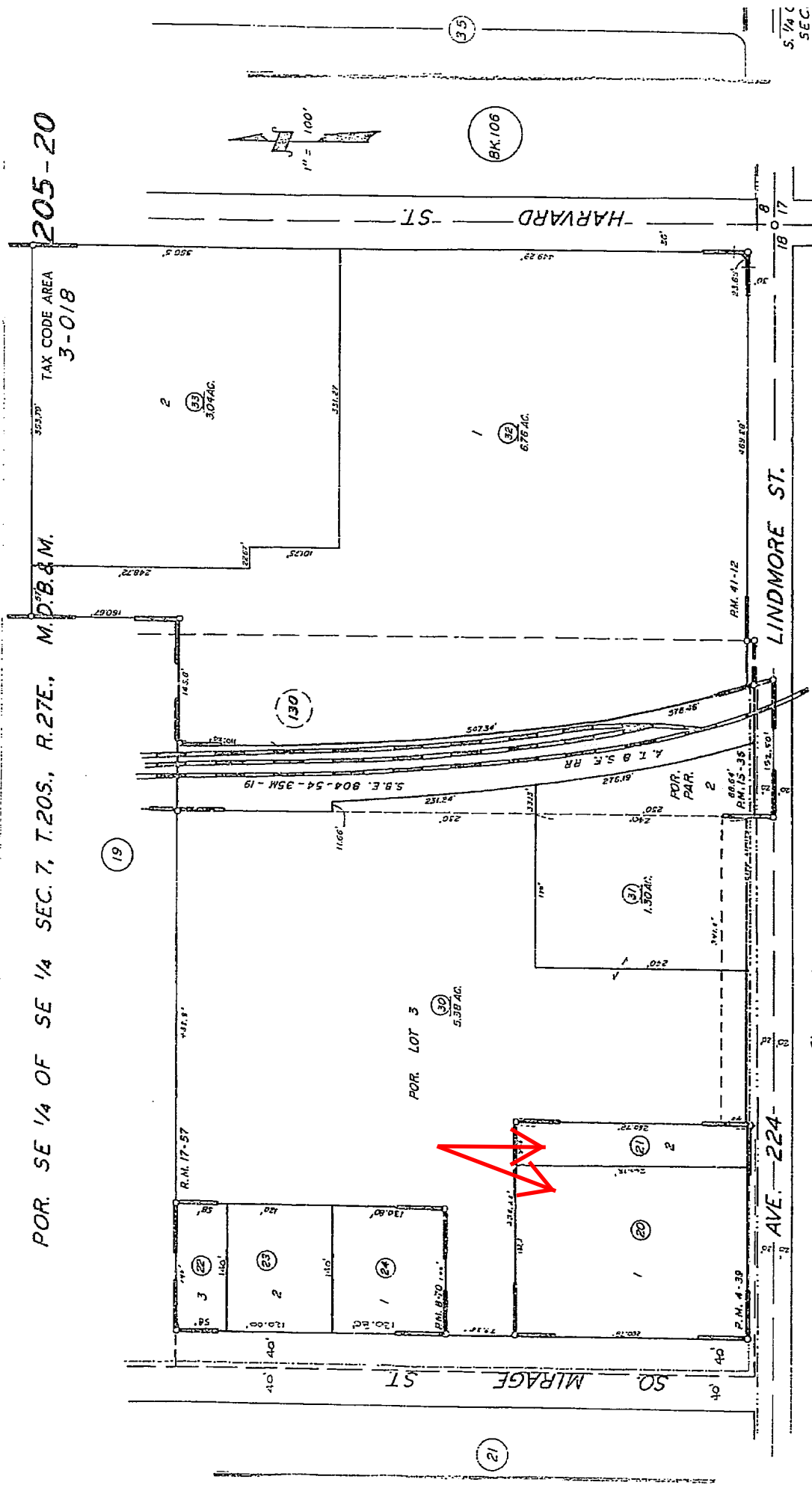
Lindsay is surrounded by agricultural uses

Lindsay
570 S Mirage Ave
Lindsay, CA 93247

Site Map
Prepared by
June 19, 2008

Latitude: 36.196739
Longitude: -119.086629





205-20

TAX CODE AREA
3-018

M.D.B. & M.

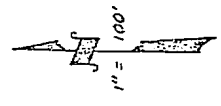
POR. SE 1/4 OF SE 1/4 SEC. 7, T.20S., R.27E.,

TOWNSHIP OF LINDSAY, R. M. 17-57 (BLK. NO'S)
 PARCEL MAP 339, (BLK. LNS)
 PARCEL MAP 770, R.M. 4-39
 POR. PARCEL MAP 1435, R.M. 8-70
 POR. PARCEL MAP 4008, R.M. 15-36
 R.M. 41-12

CITY OF LINDSAY
 ASSESSOR'S MAPS BK. 205, PG. 20.
 COUNTY OF TULARE, CALIF.

NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

5 1/4 C
SEC.



BK. 106

BK. 208

50 MIRAGE ST

AVE. 224

LINDMORE ST.

HARVARD ST.

19

21

2

33
3.07 AC.

1

32
6.78 AC.

130

POR. LOT 3

30
5.38 AC.

31
1.30 AC.

2

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Traffic Profile

Prepared by

Lindsay
570 S Mirage Ave
Lindsay, CA 93247

Site Type: Radius

Latitude: 36.196739
Longitude: -119.086629
Radius: 3.0 mile

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	E Lindmore St	W Lindmore St (0.09 miles W)	1995	1,190
0.35	Lindsay Blvd	W Lindmore St (0.19 miles N)	1998	1,600
0.90	State Highway 65	W Lindmore St (0.33 miles SE)	2004	18,500
0.98	W Lindmore St	Aster Ave (0.12 miles E)	1994	780
1.01	E Honolulu St	S Foothill Ave (0.16 miles W)	1998	1,040
1.16	N Westwood Ave	W Tulare Rd (0.06 miles N)	1994	3,350
1.17	E Citrus St	Orangebelt Dr (0.22 miles W)	1998	750
1.24	E Sierra View St	Princeton Ave (0.05 miles E)	1994	1,100
1.27	State Highway 65	W Mariposa St (0.07 miles NW)	2004	18,400
1.55	W Lindmore St	Pansy Ave (0.19 miles E)	1994	570
1.61	Parkside Ave	Fir St (0.11 miles N)	1996	2,630
1.73	W Tulare Rd	Road 204 (0.31 miles W)	2003	17,600
1.79	W Lindmore St	Road 204 (0.06 miles E)	1994	520
1.94	Avenue 240	Road 216 (0.11 miles E)	1998	800
1.97	Foothill Ave	E Fir St (0.12 miles S)	1995	1,000
2.18	Road 204	W Tulare Rd (0.32 miles S)	1997	7,000
2.38	Avenue 226	Road 238 (0.11 miles E)	2003	380
2.66	W Tulare Rd	Road 200 (0.22 miles E)	2004	11,900
2.75	Citrus St	Road 240 (0.21 miles E)	1994	280
2.80	Road 196	Avenue 228 (0.05 miles S)	1997	2,370
2.88	Road 196	Avenue 216 (0.08 miles S)	2001	2,750
2.90	Road 196	Avenue 228 (0.41 miles S)	1998	2,450
2.99	Avenue 208	Road 204 (0.49 miles E)	1995	390

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2007 to 1963. More than half of the counts were taken between 2001 and 2007 and 75% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: Copyright: 2008 MPSI Systems Inc. d.b.a. DataMetrix®



Accommodations (Hotel/Motel) Workforce Profile

Prepared by

Lindsay
570 S Mirage Ave
Lindsay, CA 93247

Site Type: Radius

Latitude: 36.196739
Longitude: -119.086629
Radius: 3.0 mile

2007 Industry Employment	Number	Percent
Total Industry Employment	2,984	
Accommodation and Food Services	188	6.3%

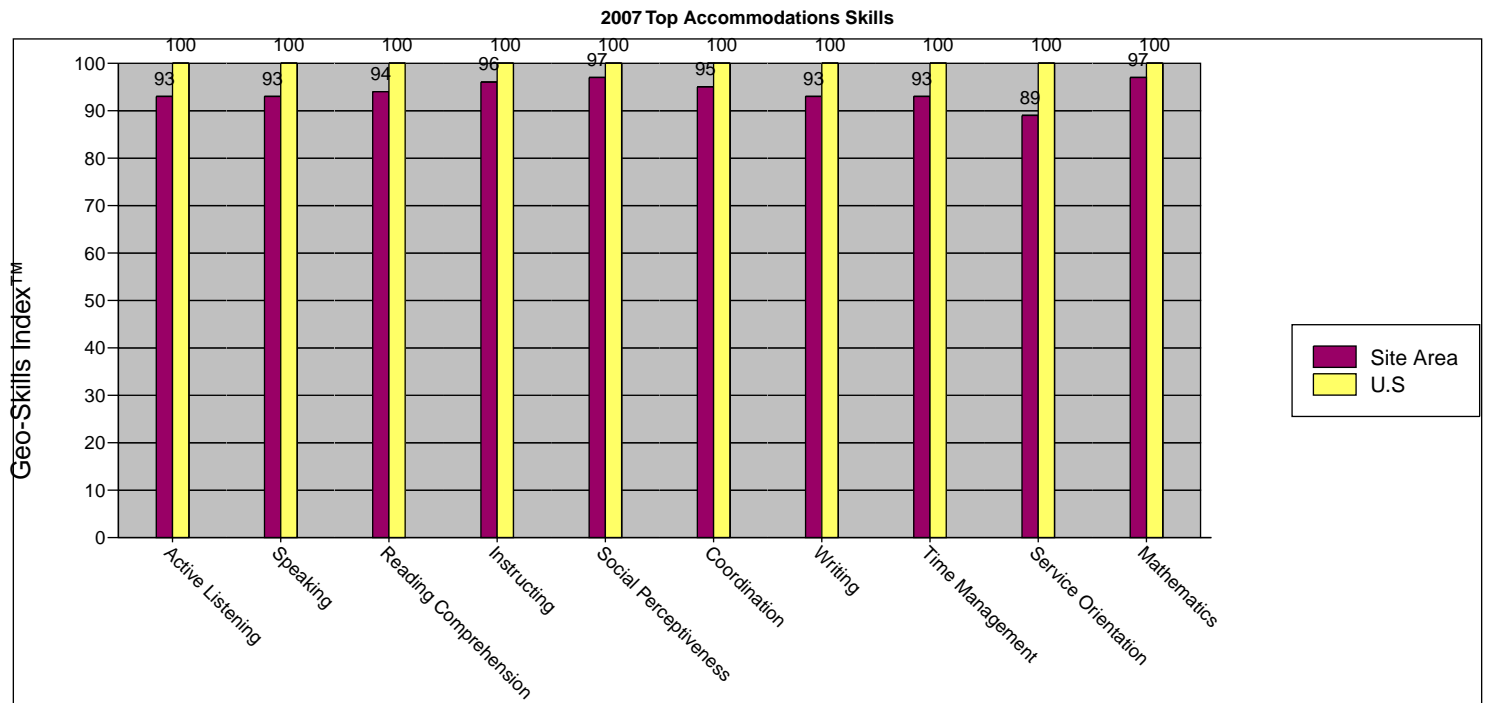
2007 Accommodations	Establishments	Employees	Percent	Industry Employment Index™
Rooming and Boarding Houses	0	0	0.0%	0
RV (Recreational Vehicle) Parks and Recreational Camps	0	0	0.0%	0
Traveler Accommodation	2	27	0.9%	78

2006 Wage (*See Data Note)	Amount	Percent of US
Industry Average Weekly Wage	\$572	.69%
Industry Average Annual Pay	\$29,746	
Accommodation and Food Services - Average Weekly Wage	\$244	.81%
Accommodation and Food Services - Average Annual Pay	\$12,666	

2007 Workforce Preparation Indicator™	Number	Percent	Workforce Preparation Index™
Unclassified Skill Employment	109		
Workforce Preparation	1,109	38.6%	85

2007 Geo-Skills Indicator™	Number	Percent	Geo-Skills Index™
Unclassified Skill Employment	109		

Top Accommodations Skills	Number	Percent	Geo-Skills Index™
Active Listening	2,528	88.0%	93
Speaking	2,416	84.0%	93
Reading Comprehension	2,309	80.3%	94
Instructing	2,018	70.2%	96
Social Perceptiveness	1,932	67.2%	97
Coordination	2,083	72.5%	95
Writing	1,732	60.3%	93
Time Management	1,966	68.4%	93
Service Orientation	1,436	49.9%	89
Mathematics	1,596	55.5%	97



Source: Workforce Strategies, Inc., US Bureau of Labor Statistics, US Census Bureau, ONET® data 11.0.



Accommodations (Hotel/Motel) Workforce Profile

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Lindsay, CA 93247

Site Type: Radius

Latitude: 36.196739
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Radius: 3.0 mile

2004 Poverty (*See Data Note)	Number	Percent	
Poverty Estimate (All Ages)	84,862	20.9%	

2007 Occupation Employment	Number		
Unclassified Occupation Employment	28		

2007 Employment in 22 Major Occupation Categories	Number	Percent	Workforce Occupation Index™
Management occupations	196	6.6%	117
Business and financial operations occupations	62	2.1%	51
Computer and mathematical science occupations	23	0.8%	33
Architecture and engineering occupations	20	0.7%	39
Life, physical, and social science occupations	15	0.5%	71
Community and social services occupations	36	1.2%	112
Legal occupations	3	0.1%	17
Education, training, and library occupations	223	7.6%	160
Arts, design, entertainment, sports, and media occupations	42	1.4%	58
Healthcare practitioners and technical occupations	106	3.6%	77
Healthcare support occupations	57	1.9%	89
Protective service occupations	15	0.5%	43
Food preparation and serving related occupations	200	6.8%	102
Building and grounds cleaning and maintenance occupations	97	3.3%	93
Personal care and service occupations	60	2.0%	78
Sales and related occupations	284	9.6%	88
Office and administrative support occupations	447	15.1%	83
Farming, fishing, and forestry occupations	307	10.4%	521
Construction and extraction occupations	102	3.5%	68
Installation, maintenance, and repair occupations	120	4.0%	96
Production occupations	193	6.5%	78
Transportation and material moving occupations	348	11.8%	170

2007 Accommodations Occupation Employment	Number	Percent	Workforce Occupation Index™
Building cleaning and pest control workers	62	2.1%	84
Cooks and food preparation workers	61	2.1%	109
Food and beverage serving workers	96	3.3%	97
Grounds maintenance workers	29	1.0%	126
Other food preparation and serving related workers	27	0.9%	104
Supervisors, building/grounds cleaning and maintenance workers	6	0.2%	80
Supervisors, food preparation and serving workers	16	0.5%	100
Supervisors, personal care and service workers	3	0.1%	75
Transportation, tourism, and lodging attendants	2	0.1%	40

Data Note: The Industry Employment Index™ (IEI), Workforce Preparation Index™ (WFPI), Geo-Skill Index™ (GSI) and Workforce Occupation Index™ (WOI) indicate concentration relative to a national average of 100. Industry employment is based on the NAICS. Occupation and skill estimates are based on the national industry average. Occupation employment is calculated based on the Total Industry Employment minus the Unclassified Occupation Employment. Both Skill and Workforce Preparation estimates are based on the Total Industry Employment minus the Unclassified Skill Employment. *Geometric retrieval, block group, and county reports show county level poverty, wage, education and insurance data. State reports show state level poverty, wage, education and insurance data.

Source: Workforce Strategies, Inc., US Bureau of Labor Statistics, US Census Bureau, O*NET® data 11.0.



Business Summary by SIC Codes

Prepared by

570 S Mirage Ave
Lindsay, CA 93247
Radius: 3.0 mile

Lindsay

Site Type: Radius

Total Businesses:	347
Total Employees:	3,524
Total Residential Population:	15,544
Employee/Residential Population Ratio:	0.23

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	15	4.3%	61	1.7%
Construction	21	6.1%	120	3.4%
Manufacturing	8	2.3%	596	16.9%
Transportation	12	3.5%	58	1.6%
Communication	1	0.3%	74	2.1%
Electric, Gas, Water, Sanitary Services	0	0.0%	0	0.0%
Wholesale Trade	31	9.0%	782	22.2%
Retail Trade Summary	87	25.1%	417	11.8%
Home Improvement	6	1.7%	27	0.8%
General Merchandise Stores	5	1.4%	11	0.3%
Food Stores	19	5.5%	154	4.4%
Auto Dealers, Gas Stations, Auto Aftermarket	14	4.0%	35	1.0%
Apparel & Accessory Stores	1	0.3%	0	0.0%
Furniture & Home Furnishings	5	1.4%	9	0.3%
Eating & Drinking Places	20	5.8%	154	4.4%
Miscellaneous Retail	17	4.9%	27	0.8%
Finance, Insurance, Real Estate Summary	25	7.2%	310	8.8%
Banks, Savings & Lending Institutions	4	1.2%	19	0.5%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	6	1.7%	19	0.5%
Real Estate, Holding, Other Investment Offices	15	4.3%	272	7.7%
Services Summary	126	36.4%	783	22.2%
Hotels & Lodging	3	0.9%	15	0.4%
Automotive Services	14	4.0%	29	0.8%
Motion Pictures & Amusements	7	2.0%	23	0.7%
Health Services	20	5.8%	201	5.7%
Legal Services	1	0.3%	1	0.0%
Education Institutions & Libraries	13	3.8%	347	9.8%
Other Services	68	19.7%	167	4.7%
Government	12	3.5%	307	8.7%
Other	8	2.3%	15	0.4%
Totals	346	100.0%	3,523	100.0%

Source: Business data provided by InfoUSA, Omaha NE Copyright 2008, all rights reserved. ESRI forecasts for 2008.



Business Summary by NAICS Codes

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Lindsay
Site Type: Radius

570 S Mirage Ave
Lindsay, CA 93247
Radius: 3.0 mile

Total Businesses:	347
Total Employees:	3,524
Total Residential Population:	15,544
Employee/Residential Population Ratio:	0.23

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	11	3.2%	50	1.4%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	23	6.6%	362	10.3%
Manufacturing	12	3.5%	601	17.1%
Wholesale Trade	31	8.9%	782	22.2%
Retail Trade	63	18.2%	258	7.3%
Motor Vehicle & Parts Dealers	8	2.3%	22	0.6%
Furniture & Home Furnishings Stores	2	0.6%	5	0.1%
Electronics & Appliance Stores	1	0.3%	3	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.7%	27	0.8%
Food & Beverage Stores	17	4.9%	149	4.2%
Health & Personal Care Stores	3	0.9%	9	0.3%
Gasoline Stations	6	1.7%	13	0.4%
Clothing & Clothing Accessories Stores	4	1.2%	6	0.2%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	5	1.4%	11	0.3%
Miscellaneous Store Retailers	8	2.3%	12	0.3%
Nonstore Retailers	2	0.6%	1	0.0%
Transportation & Warehousing	13	3.7%	59	1.7%
Information	2	0.6%	75	2.1%
Finance & Insurance	11	3.2%	39	1.1%
Central Bank/Credit Intermediation & Related Activities	4	1.2%	19	0.5%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1	0.3%	1	0.0%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	6	1.7%	19	0.5%
Real Estate, Rental & Leasing	16	4.6%	40	1.1%
Professional, Scientific & Tech Services	15	4.3%	30	0.9%
Legal Services	1	0.3%	1	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation Services	10	2.9%	26	0.7%
Educational Services	13	3.7%	348	9.9%
Health Care & Social Assistance	25	7.2%	207	5.9%
Arts, Entertainment & Recreation	6	1.7%	12	0.3%
Accommodation & Food Services	23	6.6%	167	4.7%
Accommodation	3	0.9%	15	0.4%
Food Services & Drinking Places	20	5.8%	152	4.3%
Other Services (except Public Administration)	53	15.3%	146	4.1%
Automotive Repair & Maintenance	10	2.9%	26	0.7%
Public Administration	12	3.5%	307	8.7%
Unclassified Establishments	8	2.3%	15	0.4%
Total	347	100.0%	3,524	100.0%

Source: Business data provided by InfoUSA, Omaha NE Copyright 2008, all rights reserved. ESRI forecasts for 2008.