

Available

Rodeway Inn and Suites



**9201 NE Vancouver Mall Dr.
Vancouver, Washington**

- **Located 10 Miles North of Portland, OR Airport**
- **Built as a Sleep Inn**
- **63 Rooms**
- **Great Condition**
- **Interior Corridor**
- **Closed from 8/15/06 to 11/30/06 for Complete Remodel**
- **Excellent Visibility, Location and Access**

For Complete Details Contact Har Dawer at 559-213-1103

Priced Reduced to \$3,200,000.00

Area Attractions:

♦ Vancouver Mall	0.2m/0.3km --
♦ Downtown Ft. Vancouver	5.0m/8.0km W
♦ Expo Center	8.0m/12.9km W
♦ Portland Meadows Race Track	8.0m/12.9km SW
♦ Clark County Fairground	10.0m/16.1km N
♦ Portland Convention Center	12.0m/19.3km SW
♦ Rose Gardens	12.0m/19.3km SW
♦ Portland Temple	23.0m/37.0km SW
♦ Columbia River Gorge	25.0m/40.2km E
♦ Mt. St. Helens	65.0m/104.6km N

Restaurants & Lounges:

♦ Olive Garden Italian Rest.	Adjacent to Property
♦ Outback Steakhouse	Adjacent to Property
♦ Red Robin Rest. and Bar	Adjacent to Property
♦ T.G.I. Friday's	1.0m/1.6km SW

Businesses:

♦ Northwest Public Power	1.0m/1.6km E
♦ SW WA Medical Center	5.0m/8.0km S
♦ Washington State University	5.0m/8.0km NW
♦ Bonneville Power Admin.	6.0m/9.7km SE
♦ Hewlett Packard	6.0m/9.7km SE
♦ Nautilus	7.0m/11.3km SE
♦ Burlington Northern Santa Fe	8.0m/12.9km SE
♦ Sharp Microelectronics	8.0m/12.9km SE

Transportation:

♦ Vancouver Cab	0.0m/0.0km N
- Taxi Available 12:00 AM to 12:00 AM *	
♦ Portland Int'l Airport	8.0m/12.9km S
♦ Greyhound	9.0m/14.5km W
♦ AMTRAK/Train Station	10.0m/16.1km W

Activities & Services:

♦ Movie Theatre	0.3m/0.5km
♦ Putting Green	1.0m/1.6km
♦ Golf Course	3.0m/4.8km
♦ Billiard Room	4.0m/6.4km
♦ Basketball	5.0m/8.0km
♦ Miniature Golf	7.0m/11.3km
♦ Driving Range	8.0m/12.9km
♦ Bowling	10.0m/16.1km
♦ Health Club/Spa	10.0m/16.1km

Vancouver Rodeway Inn Profit and Loss for 2008

1. Bank services charges		
Merchant fees	14398.67	
Service charge	<u>1540.00</u>	15938.67
2. Computer expenses		5115.24
3. Franchise fee		17388.00
4. Insurance		10153.33
5. Mortgage interest		40041.96
6. Landscaping & groundskeeping		3820.17
7. Licenses & Permits		3425.33
8. Office supplies		2052.45
9. Payroll including taxes		207987.85
10. Pest control		1587.93
11. Professional fee (Accounting)		4027.25
12. Breakfast & Water		25128.19
13. Housekeeping supplies		12180.57
14. Taxes -State B&O and others		5202.95
15. Travel Expenses		2438.91
16. <u>UTILITIES</u>		
Cable, Electric, Garbage, Gas, Internet, Security, Telephone, Water		89170.48
Miscellaneous		5000.00
		<hr/>
	Total	450,659.28
Total Revenue	840,860.79	
Less Expens	<u>450,659.28</u>	
NOI	390,201.51	

Hotel Statistics

Business Date: 12/31/2011

Property Code: WA018

Shift: 2

User: ssahof.wa018

<u>Room Statistics</u>	<u>12/31/2011</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Total Rooms	63	1,953	1,953	22,995	22,995
Out Of Order	0	114	0	565	490
Rooms Available to Sell	63	1,839	1,953	22,430	22,505
Day Use Rooms	1	11	10	141	89
Stay Over Rooms	49	1,060	1,024	14,781	11,377
Total Revenue Rooms	50	1,071	1,034	14,922	11,466
Comp Rooms	0	24	16	287	84
Total Non-Revenue Rooms	0	24	16	287	84
Total Occupied Rooms	50	1,095	1,050	15,209	11,550

<u>Performance Statistics</u>	<u>12/31/2011</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Occ% of Total Available Rooms	79.36%	59.54%	53.76%	67.81%	51.32%
Occ% of Total Rooms	79.36%	56.07%	53.76%	66.14%	50.23%
STR (STAR) Occ% of Total Rooms	79.36%	54.84%	52.94%	64.89%	49.86%
ADR Stay Over Rooms	41.14	40.17	43.21	44.96	52.49
ADR for Total Rev Rooms	40.32	39.75	42.79	44.53	52.08
STR (STAR) ADR for Total Rev Rooms	40.32	39.75	42.79	44.53	52.08
ADR for Total Occupied Rooms	40.32	38.88	42.14	43.69	51.70
RevPar	32.00	23.15	22.66	29.63	26.54
STR (STAR) RevPar	32.00	21.80	22.66	28.90	25.97

<u>Revenue</u>	<u>12/31/2011</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Room Rev(Non-Exempt From Tax)	1,823.79	37,984.95	41,390.40	574,448.62	592,686.83
Room Rev(Exempt From All Tax)	192.00	4,592.33	2,858.43	90,088.00	4,488.40
Total Room Revenue	2,015.79	42,577.28	44,248.83	664,536.62	597,175.23
Other Revenue	1.25	599.41	1,114.67	11,486.46	13,882.58
Total Revenue	2,017.04	43,176.69	45,363.50	676,023.08	611,057.81

<u>Guest Statistics</u>	<u>12/31/2011</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Number of Adults	65	1,468	1,476	21,316	17,678
Number of Children	4	116	150	1,922	2,072
Total Number of Guests	69	1,584	1,626	23,238	19,750

Average Adults Per Room	1.30	1.34	1.41	1.40	1.53
Average Rate Per Adult	31.01	29.00	29.98	31.18	33.78
Average Revenue Per Adult	31.03	29.41	30.73	31.71	34.57

<u>Today's Activity</u>	<u>12/31/2011</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Arrived With Reservations	16	269	189	3,595	3,566
Walk Ins	15	218	216	2,474	2,371
No Shows	6	33	15	500	111
Cancellations for Today's Arrivals	2	36	28	836	634
Checked Out Today	12	471	382	6,064	5,921



ATTRACTIVE ENTRY AND EXTERIOR FINISH, CLEAN AND WELL MAINTAINED



BEAUTIFUL INDOOR POOL AND GUEST ROOMS

Rodeway Vancouver
 9201 Ne Vancouver Mall Dr
 Vancouver, WA 98662

Site Map
 Prepared by
 June 19, 2008

Latitude: 45.65826
 Longitude: -122.579074





Rodeway Vancouver
 9201 Ne Vancouver Mall Dr
 Vancouver, WA 98662

Site Type: Radius

Latitude: 45.65826
 Longitude: -122.579074
 Radius: 1.0 mile

2007 Industry Employment	Number		
Total Industry Employment	12,062		
Unclassified Occupation Employment	220		
2007 Employment in Accommodations Related Occupations			
	Number	Percent	Workforce Occupation Index™
Accountants and auditors	95	0.8%	99
Amusement and recreation attendants	15	0.1%	68
Bartenders	52	0.4%	130
Bookkeeping, accounting, and auditing clerks	172	1.5%	87
Business operation specialists, all other	71	0.6%	105
Cashiers, except gaming	301	2.5%	104
Chefs and head cooks	24	0.2%	185
Chief executives	36	0.3%	98
Child care workers	30	0.3%	62
Combined food preparation and serving workers, including fast food	219	1.8%	160
Cooks, fast food	35	0.3%	139
Cooks, institution and cafeteria	73	0.6%	151
Cooks, restaurant	71	0.6%	150
Cooks, short order	22	0.2%	146
Counter and rental clerks	61	0.5%	112
Counter attendants, cafeteria, food concession, and coffee shop	73	0.6%	167
Customer service representatives	254	2.1%	124
Dishwashers	77	0.7%	172
Executive secretaries and administrative assistants	141	1.2%	95
Farmworkers and laborers, crop, nursery, and greenhouse	28	0.2%	17
Farmworkers, farm and ranch animals	4	0.0%	25
Financial managers	57	0.5%	110
First-line supervisors/managers of food preparation and serving workers	80	0.7%	154
First-line supervisors/managers of housekeeping and janitorial workers	25	0.2%	134
First-line supervisors/managers of landscaping, lawn service, and groundskeeping workers	13	0.1%	141
First-line supervisors/managers of mechanics, installers, and repairers	46	0.4%	108
First-line supervisors/managers of office and administrative support workers	145	1.2%	103
First-line supervisors/managers of personal service workers	10	0.1%	91
First-line supervisors/managers of retail sales workers	129	1.1%	126
Food preparation workers	124	1.0%	147
Food service managers	28	0.2%	169
General and operations managers	187	1.6%	100
Grounds maintenance workers, all other	1	0.0%	113
Hotel, motel, and resort desk clerks	33	0.3%	197
Janitors and cleaners, except maids and housekeeping cleaners	247	2.1%	122
Landscaping and groundskeeping workers	107	0.9%	126
Lifeguards, ski patrol, and other recreational protective service workers	4	0.0%	66
Lodging managers	5	0.0%	189
Maids and housekeeping cleaners	124	1.1%	142
Maintenance and repair workers, general	153	1.3%	111
Managers, all other	29	0.2%	120
Nonfarm animal caretakers	7	0.1%	62
Office clerks, general	262	2.2%	91
Personal care and service workers, all other	7	0.1%	101
Property, real estate, and community association managers	35	0.3%	117
Public relations specialists	18	0.1%	86
Receptionists and information clerks	93	0.8%	85
Recreation workers	15	0.1%	82
Reservation and transportation ticket agents and travel clerks	11	0.1%	72
Retail salespersons	617	5.2%	155
Sales and related workers, all other	23	0.2%	112
Sales representatives, services, all other	45	0.4%	113
Secretaries, except legal, medical, and executive	142	1.2%	83
Security guards	68	0.6%	72
Social and community service managers	9	0.1%	95
Stock clerks and order fillers	156	1.3%	116
Tour guides and escorts	5	0.0%	106
Waiters and waitresses	229	1.9%	155

Data Note: The Workforce Occupation Index™ (WOI) indicates concentration relative to a national average of 100. Occupation estimates are based on the national industry average and calculated based on the Total Industry Employment minus the Unclassified Occupation Employment.

Source: Workforce Strategies, Inc.



Accommodations (Hotel/Motel) Occupation Profile

Prepared by

Rodeway Vancouver
9201 Ne Vancouver Mall Dr
Vancouver, WA 98662

Site Type: Radius

Latitude: 45.65826
 Longitude: -122.579074
 Radius: 3.0 mile

2007 Industry Employment	Number		
Total Industry Employment	73,228		
Unclassified Occupation Employment	1,175		
2007 Employment in Accommodations Related Occupations			
	Number	Percent	Workforce Occupation Index™
Accountants and auditors	580	0.8%	99
Amusement and recreation attendants	99	0.1%	75
Bartenders	232	0.3%	96
Bookkeeping, accounting, and auditing clerks	1,134	1.6%	94
Business operation specialists, all other	375	0.5%	91
Cashiers, except gaming	1,569	2.2%	89
Chefs and head cooks	84	0.1%	106
Chief executives	235	0.3%	105
Child care workers	340	0.5%	114
Combined food preparation and serving workers, including fast food	827	1.1%	99
Cooks, fast food	148	0.2%	95
Cooks, institution and cafeteria	311	0.4%	106
Cooks, restaurant	312	0.4%	109
Cooks, short order	94	0.1%	101
Counter and rental clerks	414	0.6%	125
Counter attendants, cafeteria, food concession, and coffee shop	268	0.4%	101
Customer service representatives	1,363	1.9%	110
Dishwashers	296	0.4%	108
Executive secretaries and administrative assistants	856	1.2%	94
Farmworkers and laborers, crop, nursery, and greenhouse	283	0.4%	28
Farmworkers, farm and ranch animals	41	0.1%	38
Financial managers	314	0.4%	100
First-line supervisors/managers of food preparation and serving workers	322	0.4%	102
First-line supervisors/managers of housekeeping and janitorial workers	133	0.2%	118
First-line supervisors/managers of landscaping, lawn service, and groundskeeping workers	80	0.1%	143
First-line supervisors/managers of mechanics, installers, and repairers	282	0.4%	108
First-line supervisors/managers of office and administrative support workers	834	1.2%	97
First-line supervisors/managers of personal service workers	65	0.1%	102
First-line supervisors/managers of retail sales workers	628	0.9%	101
Food preparation workers	536	0.7%	104
Food service managers	109	0.2%	107
General and operations managers	1,204	1.7%	105
Grounds maintenance workers, all other	9	0.0%	109
Hotel, motel, and resort desk clerks	77	0.1%	77
Janitors and cleaners, except maids and housekeeping cleaners	1,497	2.1%	121
Landscaping and groundskeeping workers	684	0.9%	132
Lifeguards, ski patrol, and other recreational protective service workers	29	0.0%	71
Lodging managers	12	0.0%	74
Maids and housekeeping cleaners	515	0.7%	96
Maintenance and repair workers, general	837	1.2%	100
Managers, all other	145	0.2%	98
Nonfarm animal caretakers	69	0.1%	96
Office clerks, general	1,652	2.3%	94
Personal care and service workers, all other	39	0.1%	95
Property, real estate, and community association managers	166	0.2%	92
Public relations specialists	117	0.2%	94
Receptionists and information clerks	625	0.9%	93
Recreation workers	99	0.1%	91
Reservation and transportation ticket agents and travel clerks	79	0.1%	84
Retail salespersons	2,457	3.4%	101
Sales and related workers, all other	129	0.2%	105
Sales representatives, services, all other	277	0.4%	115
Secretaries, except legal, medical, and executive	948	1.3%	91
Security guards	439	0.6%	76
Social and community service managers	63	0.1%	107
Stock clerks and order fillers	775	1.1%	95
Tour guides and escorts	42	0.1%	136
Waiters and waitresses	988	1.4%	110

Data Note: The Workforce Occupation Index™ (WOI) indicates concentration relative to a national average of 100. Occupation estimates are based on the national industry average and calculated based on the Total Industry Employment minus the Unclassified Occupation Employment.

Source: Workforce Strategies, Inc.



Accommodations (Hotel/Motel) Occupation Profile

Prepared by

Rodeway Vancouver
9201 Ne Vancouver Mall Dr
Vancouver, WA 98662

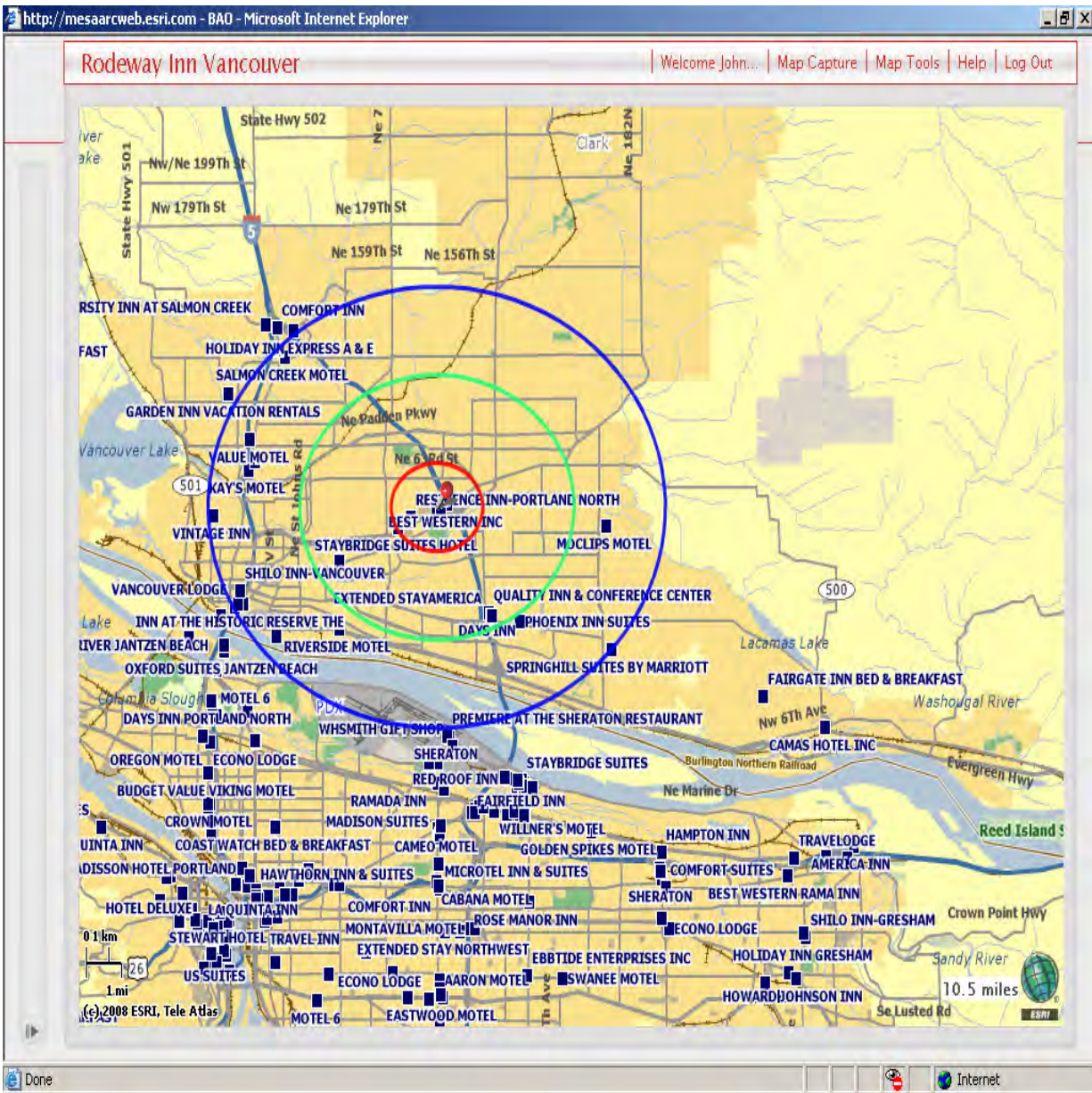
Site Type: Radius

Latitude: 45.65826
 Longitude: -122.579074
 Radius: 5.0 mile

2007 Industry Employment	Number		
Total Industry Employment	153,370		
Unclassified Occupation Employment	2,442		
2007 Employment in Accommodations Related Occupations			
	Number	Percent	Workforce Occupation Index™
Accountants and auditors	1,274	0.8%	104
Amusement and recreation attendants	246	0.2%	89
Bartenders	481	0.3%	95
Bookkeeping, accounting, and auditing clerks	2,465	1.6%	98
Business operation specialists, all other	832	0.6%	97
Cashiers, except gaming	3,234	2.1%	88
Chefs and head cooks	169	0.1%	102
Chief executives	509	0.3%	108
Child care workers	708	0.5%	113
Combined food preparation and serving workers, including fast food	1,655	1.1%	95
Cooks, fast food	311	0.2%	96
Cooks, institution and cafeteria	616	0.4%	100
Cooks, restaurant	668	0.4%	111
Cooks, short order	196	0.1%	100
Counter and rental clerks	896	0.6%	129
Counter attendants, cafeteria, food concession, and coffee shop	540	0.4%	97
Customer service representatives	2,902	1.9%	112
Dishwashers	603	0.4%	105
Executive secretaries and administrative assistants	1,903	1.3%	100
Farmworkers and laborers, crop, nursery, and greenhouse	723	0.5%	34
Farmworkers, farm and ranch animals	104	0.1%	46
Financial managers	705	0.5%	107
First-line supervisors/managers of food preparation and serving workers	656	0.4%	99
First-line supervisors/managers of housekeeping and janitorial workers	254	0.2%	107
First-line supervisors/managers of landscaping, lawn service, and groundskeeping workers	146	0.1%	124
First-line supervisors/managers of mechanics, installers, and repairers	552	0.4%	101
First-line supervisors/managers of office and administrative support workers	1,821	1.2%	101
First-line supervisors/managers of personal service workers	145	0.1%	108
First-line supervisors/managers of retail sales workers	1,250	0.8%	96
Food preparation workers	1,065	0.7%	99
Food service managers	219	0.1%	103
General and operations managers	2,559	1.7%	107
Grounds maintenance workers, all other	17	0.0%	103
Hotel, motel, and resort desk clerks	141	0.1%	67
Janitors and cleaners, except maids and housekeeping cleaners	2,839	1.9%	110
Landscaping and groundskeeping workers	1,281	0.8%	118
Lifeguards, ski patrol, and other recreational protective service workers	69	0.0%	83
Lodging managers	21	0.0%	63
Maids and housekeeping cleaners	999	0.7%	89
Maintenance and repair workers, general	1,764	1.2%	100
Managers, all other	312	0.2%	101
Nonfarm animal caretakers	171	0.1%	114
Office clerks, general	3,597	2.4%	98
Personal care and service workers, all other	85	0.1%	100
Property, real estate, and community association managers	424	0.3%	112
Public relations specialists	273	0.2%	104
Receptionists and information clerks	1,403	0.9%	100
Recreation workers	214	0.1%	94
Reservation and transportation ticket agents and travel clerks	193	0.1%	98
Retail salespersons	4,738	3.1%	93
Sales and related workers, all other	279	0.2%	108
Sales representatives, services, all other	609	0.4%	121
Secretaries, except legal, medical, and executive	2,068	1.4%	95
Security guards	1,028	0.7%	85
Social and community service managers	152	0.1%	123
Stock clerks and order fillers	1,497	1.0%	88
Tour guides and escorts	85	0.1%	130
Waiters and waitresses	2,095	1.4%	111

Data Note: The Workforce Occupation Index™ (WOI) indicates concentration relative to a national average of 100. Occupation estimates are based on the national industry average and calculated based on the Total Industry Employment minus the Unclassified Occupation Employment.

Source: Workforce Strategies, Inc.



Hotels in the Area



Traffic Profile

Prepared by

Rodeway Vancouver
9201 Ne Vancouver Mall Dr
Vancouver, WA 98662

Site Type: Radius

Latitude: 45.65826
Longitude: -122.579074
Radius: 5.0 mile

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	NE Vancouver Mall Dr	NE Fourth Plain Rd (0.04 miles SE)	2002	14,628
0.18	State Highway 500	NE Fourth Plain Rd (0.08 miles E)	2005	44,000
0.18	NE Fourth Plain Rd	NE Vancouver Mall Dr (0.03 miles NE)	2002	17,084
0.21	NE Fourth Plain Rd	NE Vancouver Mall Dr (0.03 miles SW)	2002	21,533
0.22	Exit 30	NE Fourth Plain Rd (0.14 miles NE)	2002	2,954
0.24	State Highway 500	Exit 30 (0.05 miles E)	2005	31,000
0.41	I-205	State Highway 500 (0.06 miles SE)	1995	57,292
0.43	State Highway 500	Exit 30 (0.03 miles NE)	1997	50,000
0.45	NE Vancouver Mall Dr	NE Vancouver Mall Loop (0.01 miles E)	1998	12,382
0.46	NE Vancouver Mall Dr	NE Vancouver Mall Loop (0.14 miles N)	2003	12,440
0.47	State Highway 500	NE Thurston Way (0.05 miles SW)	2005	61,000
0.48	NE 82nd Ave	NE 51st St (0 miles S)	1998	12,382
0.48	I-205	State Highway 500 (0.05 miles N)	2005	61,000
0.48	NE Thurston Way	NE Vancouver Mall Dr (0.04 miles N)	1998	10,846
0.48	NE Thurston Way	NE Vancouver Mall Dr (0.02 miles S)	1998	4,836
0.48	State Highway 500	Exit 30 (0.04 miles SW)	1997	51,000
0.50	NE Thurston Way	NE Vancouver Mall Dr (0.12 miles N)	2003	9,939
0.51	NE Thurston Way	State Highway 500 (0.03 miles NW)	1998	22,336
0.51	NE Thurston Way	State Highway 500 (0.1 miles SE)	2003	24,761
0.51	NE Thurston Way	NE Vancouver Plaza Dr (0.03 miles SE)	2003	19,960
0.51	NE Thurston Way	NE Mason Dr (0.01 miles SE)	2003	6,193
0.53	NE Vancouver Mall Dr	NE Thurston Way (0.05 miles E)	1998	10,781
0.53	NE Thurston Way	State Highway 500 (0.04 miles SE)	1998	28,672
0.53	NE Fourth Plain Rd	NE Thurston Way (0.03 miles SW)	2004	17,811
0.54	NE Fourth Plain Rd	NE 54th St (0.01 miles SW)	2002	20,267

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®