

4-1-24 through 4-30-24

\$850,000

Improvements included:

Walls being repaired.

Door jams are being repaired.

Cleaning the property up

5-1-24 through 5-31-24

\$950,000

Improvements included:

Getting 17 of the rooms ready to rent such as painting them, replacing and repairing vanities/sinks, repairing water repairing all damages to rooms.

Repairing all electrical in the 17 rooms upgrading them.

Upgrading the electrical entrance panels and panels inside the main building.

Painting the exterior of the 17 rooms.

17 rooms will be available by the end of May.

6-1-24 through 6-30-24

\$1,050,000.

Improvements included:

Installing metal roof on the main building.

Building out a large dining room across the front of the main building so people are able to eat or they can put in a small restaurant.

Commercial kitchen, which will include commercial oven, commercial kitchen sink, commercial stove, commercial prep, tables, stainless steel tables, commercial refrigerators.

Meeting room that will sit 16 people around the table.

Laundry room that will have five washers and five dryers

Storefront up in front of the building that will have Coke boxes for cold drinks and chips and ice creams and many different things that can be sold.

7-1-24 through 7-31-24

\$1,150,000

Improvements included:

A fitness room which will include treadmills and a few workout machines.

Install beds in all 25 rooms.

Which will include:

- A. 6-rooms with king beds
- B. 4-rooms with full-size double beds
- C. 4-rooms with full-size beds.
- D. 1-queen size bed in Jacuzzi suite
- E. 6 -rooms with full-size double beds with kitchenette.
- F. 2- rooms with king size bed with kitchenette
- G. 2- rooms with full-size bed with kitchenette.

Additional furniture as follows:

40" TVs throughout the 25 rooms

dresser to store clothes in throughout the 25 rooms if space is available.

25 refrigerators, large or small throughout the rooms.

air conditioners

AC unit and dining room/café.

fire sprinklers in the commercial kitchen.

smoke alarms completely throughout the motel.

replace all electrical outlets, switches, and plugs throughout the motel.

ensure all electrical is working properly and no issues.

remodel the main bathroom in the front living quarters to make it a two commercial bathroom.

The hotel will open for business August 1 and after running it for one month the price will be **\$1,400,000.**

Acceptable owner finance terms are as follows:

25% down payment owner finance with a 5% interest rate with a 10-year term and this financing is available for any of the deals above.

Additionally, the owner will build to suit as well or take offers on any of the above target dates.