

EXECUTIVE SUMMARY

Shilo Inns Portfolio

Arizona, Oregon, Washington & Wyoming

**\$62,750,00**

PROPERTY DESCRIPTION

Property

The Shilo Inn portfolio consists of 10 properties in Oregon and Washington and two in Arizona and Wyoming. This is an excellent opportunity for an interested buyer looking for a presence in the Pacific Northwest. "Shilo Inns" was founded in 1974, and today, has more than 40 convenient locations in ten western states. Shilo Inns is considered the largest private, independently owned and operated hospitality company in the Western United States. Each Shilo Inn has been designed to offer quality guest comfort at an affordable price. In-room amenities include free high speed Internet access in every room, first-run movies & entertainment, hair dryers, clock radios, microwaves, refrigerators, wet bars, coffee makers and ironing units. Most Shilo Inns have pools, spas, and steam and sauna rooms. Fitness-oriented travelers enjoy Shilo Inns' fully-equipped exercise rooms. Many of the indoor recreation facilities are open 24 hours a day.

Area

The Shilo Inns in this portfolio are positioned in Arizona, Oregon, Washington and Wyoming in locations along highways, near major city centers and near the popular Oregon coast. The Pacific Northwest region of the United States is known for its agriculture, wine, high-tech industry and outdoor recreation. All of which have contributed to the growing population and tourism in the area.

HIGHLIGHTS

- 12 Hotels for Sale in Arizona, Oregon, Washington & Wyoming
- Excellent Locations for a Presence in the Pacific Northwest
- Midscale F & B and Midscale No-F &B Properties
- Most Locations Have Swimming Pool and Sauna

For a **Comprehensive Property Investment Brochure**, please complete and submit the attached **Confidentiality Agreement**.

List Price	\$62,750,000
Hotels Available	12
Total Rooms	1051
Total Land Acres	36.70
Total Building Sq FT	594,052
Market	AZ, OR, WA & WY
Year Franchise Founded	1974
Location	Downtown, Highway and Coastal
Construction	Wood Frame
Zoning Type	Commercial
Land	Fee Simple and Favorable Ground Lease
Corridors	Interior & Exterior
Hospitality Type	Midscale No F & B and Midscale F & B

Exclusively Listed By:

Brian Resendez

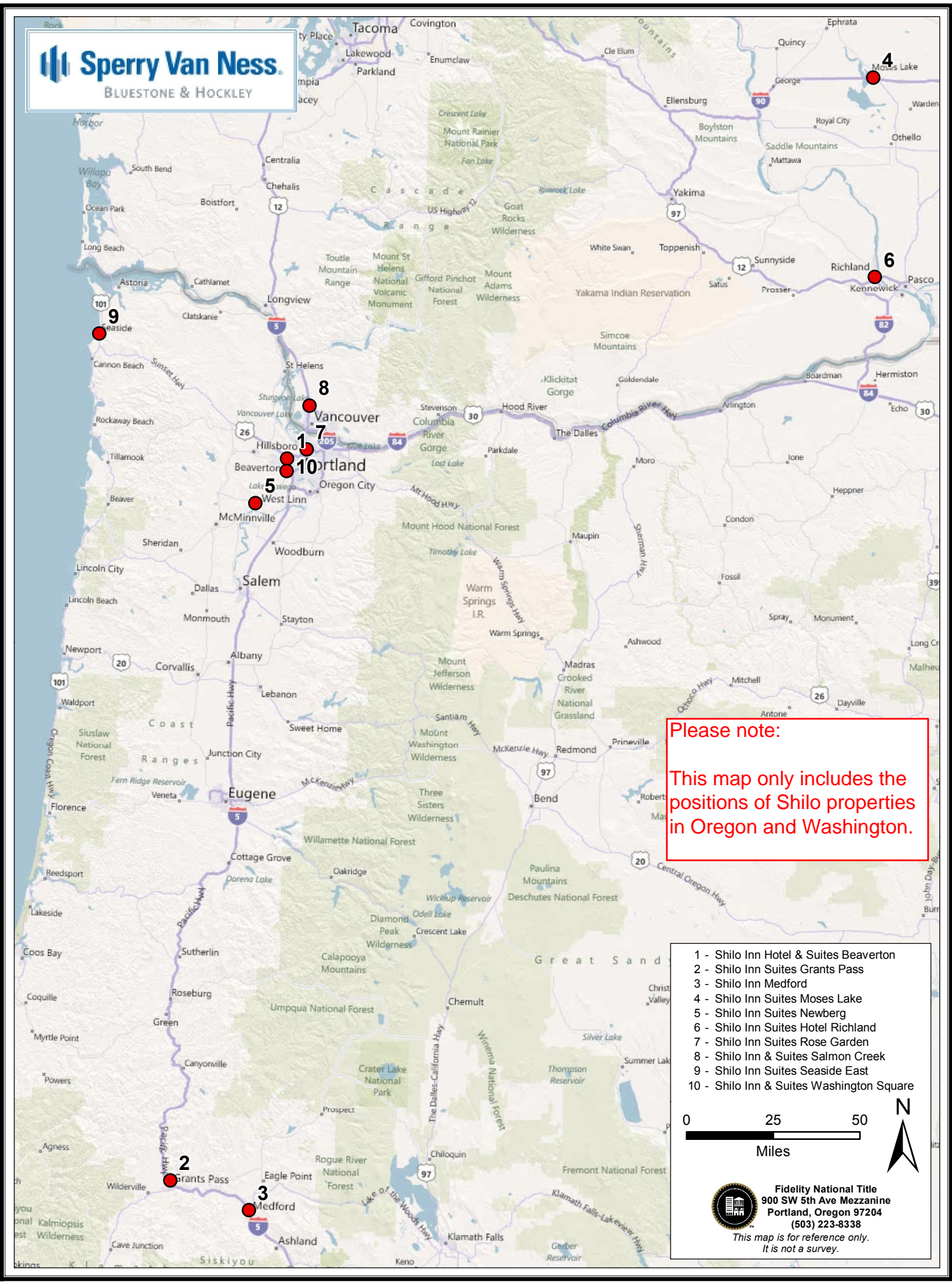
(503) 577-7710

brian.resendez@svn.comwww.nwhotelinvestor.com

Shilo Inn Portfolio Snapshot of Exclusively Listed Properties
 Composed by Brian Resendez, Hotel Broker
 Dated: June 22,2012

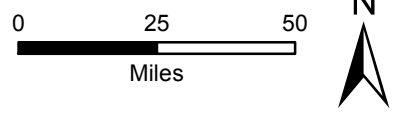
FINANCIAL DATA:


SHILO INNS AND SUITES	ASKING PRICE	ROOMS	PRICE/ROOM	ACREAGE	CORRIDOR	BLDG SQFT	FLOORS	CITY	STATE	ZIP	STREET ADDRESS	LAND
WASHINGTON SQUARE	\$ 1,950,000.00	77	\$ 25,324.68	1.17	INTERIOR	31100	4	TIGARD	OR	97223	10830 GREENBURG RD	LEASE
SEASIDE EAST	\$ 3,950,000.00	58	\$ 68,103.45	0.95	INTERIOR	30385	3	SEASIDE	OR	97138	900 S HOLLADAY	FEE SIMPLE
SALMON CREEK	\$ 3,950,000.00	66	\$ 59,848.48	1.4	INTERIOR	38000	2	VANCOUVER	WA	98686	13206 HWY 99	FEE SIMPLE
ROSE GARDEN	\$ 2,950,000.00	44	\$ 67,045.45	0.48	INTERIOR	16342	2	PORTLAND	OR	97232	1506 NE 2ND AVE	LEASE
RICHLAND	\$ 8,950,000.00	150	\$ 59,666.67	11.03	EXTERIOR	88193	2	RICHLAND	WA	99352	50 COMSTOCK ST	LEASE
NEWBERG	\$ 3,900,000.00	60	\$ 65,000.00	1.16	INTERIOR	33884	3	NEWBERG	OR	97132	501 SITKA AVE	FEE SIMPLE
MOSES LAKE	\$ 6,450,000.00	100	\$ 64,500.00	3.68	EXTERIOR	54905	2	MOSES LAKE	WA	98837	1819 E KITTLESON	LEASE
MEDFORD	\$ 1,950,000.00	48	\$ 40,625.00	0.6	INTERIOR	18501	3	MEDFORD	OR	97504	2111 BIDDLE RD	LEASE
GRANTS PASS	\$ 3,900,000.00	70	\$ 55,714.29	1.42	INTERIOR	36539	2	GRANTS PASS	OR	97526	1880 NW 6TH ST	FEE SIMPLE
BEAVERTON	\$ 7,900,000.00	142	\$ 55,633.80	3.92	INTERIOR	91931	3	PORTLAND	OR	97225	9900 SW CANYON RD	LEASE
YUMA	\$ 10,950,000.00	135	\$ 81,111.11	5.38	INTERIOR	95672	2 & 4	YUMA	AZ	85365	1550 S CASTLE DOME RD	FEE SIMPLE
CASPER /EVANSVILLE	\$ 5,950,000.00	101	\$ 58,910.89	5.51	INTERIOR	58600	2	EVANSVILLE	WY	82636	739 LUKER LANE	FEE SIMPLE
TOTALS	\$ 62,750,000.00	1051	\$ 59,705.04	36.70		594052						



Please note:
This map only includes the positions of Shilo properties in Oregon and Washington.

- 1 - Shilo Inn Hotel & Suites Beaverton
- 2 - Shilo Inn Suites Grants Pass
- 3 - Shilo Inn Medford
- 4 - Shilo Inn Suites Moses Lake
- 5 - Shilo Inn Suites Newberg
- 6 - Shilo Inn Suites Hotel Richland
- 7 - Shilo Inn Suites Rose Garden
- 8 - Shilo Inn & Suites Salmon Creek
- 9 - Shilo Inn Suites Seaside East
- 10 - Shilo Inn & Suites Washington Square



 **Fidelity National Title**
900 SW 5th Ave Mezzanine
Portland, Oregon 97204
(503) 223-8338
*This map is for reference only.
It is not a survey.*

CONFIDENTIALITY/REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (“Agreement”) is made and agreed to by Sperry Van Ness/Bluestone & Hockley (“Broker”) and _____ (“Purchaser”), regarding the properties known as: **Shilo Inn Hotel & Suites Beaverton, Shilo Inn Suites Grants Pass, Shilo Inn Medford, Shilo Inn Suites Moses Lake, Shilo Inn Suites Newberg, Shilo Inn Suites Hotel Richland, Shilo Inn Suites Rose Garden, Shilo Inn & Suites Salmon Creek, Shilo Inn Suites Seaside East, and Shilo Inn & Suites Washington Square** located in the states of Oregon and Washington. (“Property”).

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of Property, and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon and Washington.

PURCHASER:

Name / Company: _____

Address: _____

Telephone: _____ Fax Number: _____ Email: _____

BY: _____ Title: _____ Date: _____

BROKER: _____ Date: _____

FAX SIGNED FORM TO: 503-821-7935 OR SCAN TO: brian.resendez@svn.com.