

EXECUTIVE SUMMARY

HIGHLIGHT

- Full Service Restaurant & Lounge and Banquet Facility
- 135 Well Appointed Guestrooms and Suites
- Located Conveniently off of Interstate 8
- Yuma's Largest Outdoor Pool

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

List Price	\$10,950,000
Price Per Room	\$81,111
Total Rooms	135
Market	Yuma, AZ
Location	Highway
Building Sq Ft	95,672
Land	Fee Simple
Restaurant	Space Available Onsite
No. Buildings	2
Corridors	Interior
No. of Stories	2 & 4
Hospitality Type	Full Service

Shilo Inn Hotel & Suites Yuma



1550 S. Castle Dome Road, Yuma, AZ 85365

\$10,950,000

PROPERTY DESCRIPTION

Property

Shilo Inn Hotel & Suites – Yuma is on 16th Street Exit off I-8, north one block to Yuma Palms Parkway. The gracious furnishings set the stage for a memorable visit to this full-service conference hotel in Yuma. Each guestroom is complete with a refrigerator, microwave, coffee maker, first-run movies and entertainment, ironing unit and hairdryer. Free amenities include a continental breakfast, local and domestic long distance calls, Yuma Airport shuttle. Yuma's largest outdoor pool & spa, sauna, steam room, fitness center and laundry facilities are available for guest use. For added luxury there is a gazebo for festive outdoor galas, meeting & banquet space and a newly remodeled restaurant that is currently seeking a compatible restaurant tenant.

Area

Yuma, Arizona - Yuma's geography shaped the Southwest because this was the safest spot to cross the Colorado River. All roads led to Yuma for travelers from Spanish explorers to Okies fleeing the Dust Bowl. Today, this unique meeting point of the Colorado River and the Sonoran Desert still offers vibrant variety. Yuma is the perfect jumping-off spot to hundreds of square miles of wilderness in the Imperial, Kofa and Cibola national wildlife refuges, and the gateway to the Imperial Sand Dunes. And with a river running through it, there's always water fun, from a quiet paddle to waterskiing. The restored riverfront features two state historic parks, city parks with river beaches and a lush wetlands area alive with birds and other native wildlife, all just steps from the historic downtown and linked by paved and lighted paths.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Exclusively Listed By:

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Property Photos

Property Exterior



Property Exterior



Guestroom



Full-Kitchen Suite



Banquet Room



Meeting Room





CONFIDENTIALITY/REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Sperry Van Ness/Bluestone & Hockley ("Broker") and _____ ("Purchaser"), regarding the property known as the **Shilo Inn Hotel & Suites - Yuma** located in Yuma, AZ ("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 Arizona.

PURCHASER:

Name / Company: _____

Address: _____

Telephone: _____ Fax Number: _____ Email: _____

Signature: _____ Title: _____ Date: _____

BROKER: _____ **Date:** _____

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