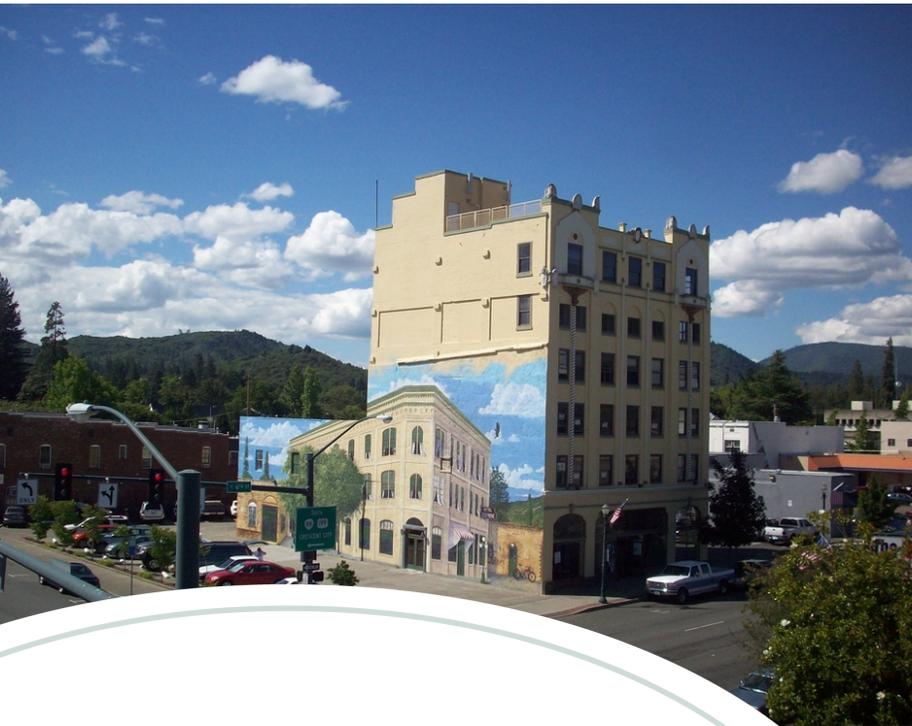


Redwoods Hotel

306 NW 6th St • Grants Pass, OR 97526



➤ Sale Overview

Sale Price	\$1,400,000
Number of Rooms	18
Status	Non -Operational
Lot Size	0.11 Acres
Year Built	1926
Zoning	Commercial
Market	Grants Pass

➤ Property Overview

Property

The Redwoods Hotel in Grants Pass, OR is a unique example of early twentieth century hotel architecture. It was completed in 1926, by the Portland architecture firm of Tourtellotte and Hummel. In 1975 the old brick portion of the complex, formally known as the Josephine Hotel, burned and was completely destroyed. However, the unit designed by Tourtellotte and Hummel was not seriously damaged and is now known as the Redwoods Hotel. Though the hotel has not been in operation as a hotel since, there is immense opportunity here for anyone interested in reviving this amazing historical building as a Boutique Hotel and Restaurant and the city of Grants Pass is providing grants for upgrades to the building for a new hotel concept property.

Location

Grants Pass is known as the major commercial center for the population of Josephine County. Designated as a National Historic District, for its plethora of historic buildings, Grants Pass is also known for its antique shops. The famous Rogue River and the nearby mountains provide many outdoor recreational activities. Also located in the area are the Rogue Community College and Southern Oregon University. Called the "All American City" since 1997, Grants Pass is located mid way between Portland, OR and San Francisco, CA.

Presented by

BRIAN RESENDEZ
503.577.7710
brian.resendez@svn.com

RUDY PUENTE
503.459.4384
rudy.puente@svn.com

Confidentiality Agreement

Brian Resendez
Brian.resendez@svn.com
503-577-7710
Fax: 503-821-7935

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 **Redwoods Hotel** located in Grants Pass, OR ("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.

PURCHASER:

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax Number: _____ Email: _____

BY: _____ Title: _____ Date: _____

BROKER: _____ Date: _____

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