

NILAND INN

8124 HIGHWAY 111, NILAND, CA



VENTURE PACIFIC COMMERCIAL SERVICES

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. BRE #01443834

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California's largest lake The Salton Sea is an international tourist destination with the appeal of a desert resort. Coachella Valley boasts many luxurious hotels, golf courses and private residential communities. Tourism demand is high for many reasons including the desert spring flower blooms, the geothermal mud pots and mud volcanos, Salvation Mountain, Slab City, hunting and camping. The state of California has budgeted up to \$9 Billion dollars for the lake's revitalization including the shoreline preservation, parks and waterparks. You may have seen the Salton Sea



featured in the Hollywood production of Michal Jacksons video 'In The Closet' and Grand Theft Auto V is based on the Salton Sea Desert Shores. The Salton Sea is the Desert Destination for tourism around the world.

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DESCRIPTION

VENTURE PACIFIC COMMERCIAL SERVICES IS PLEASED TO PRESENT THE NILAND INN, A 20 UNIT ABSENTEE OWNER HOSPITALITY OFFERING!!!

The Niland Inn is a 20-unit motel featuring extensive renovations including a new reception lobby, new furniture including bedding and televisions, fresh interior/exterior paint, plush carpet throughout, new windows and exterior entry doors. The site configuration features a managers' suite, all single floor units with an exterior corridor configuration, an outdoor courtyard and ample off street parking.

This motel capitalized on the explosive tourism to the region for those adventure seekers visiting the Salton Sea, Slab City, Salvation Mountain and the desert flower blooms. Ideally located on the main thorough this motel has fantastic drive by traffic exposure.

This hospitality offering is a tremendous opportunity for an owner user or investor alike boasting a 16.99 Cap rate. Investment opportunities like this rarely come available!

PROPERTY SPECIFICS

Price:	\$999,000
Property Type:	Hospitality
Units:	20 + 1 managers suite
CAP Rate:	16.99 %
Absentee Owner:	Yes
Buildings:	2
Building approximate sizes:	9,200 SF
Lot size:	1.2 Acres
APN:	021-051-010 021-030-019

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OPERATING STATEMENT

Income	Sept 17-Sept 18
Rents	\$231,252
Expenses	
Insurance	\$5,000
Licenses & Fees	\$304
Office Expense	\$900
Manager Salary	\$12,000
Repairs & Maintenance	\$3,150
TOT Tax	\$14,259
Supplies	\$900
Property Taxes	\$8255
Telephone	\$2,105
Utilities-electric	\$5,087
Utilities-Phone/internet	\$3,150
Utilities-trash	\$3,206
Utilities-Water	\$3,178
Total Expenses	\$61,494
Net Operating Income	\$169,758
CAP Rate	16.99

- Property taxes based on asking price

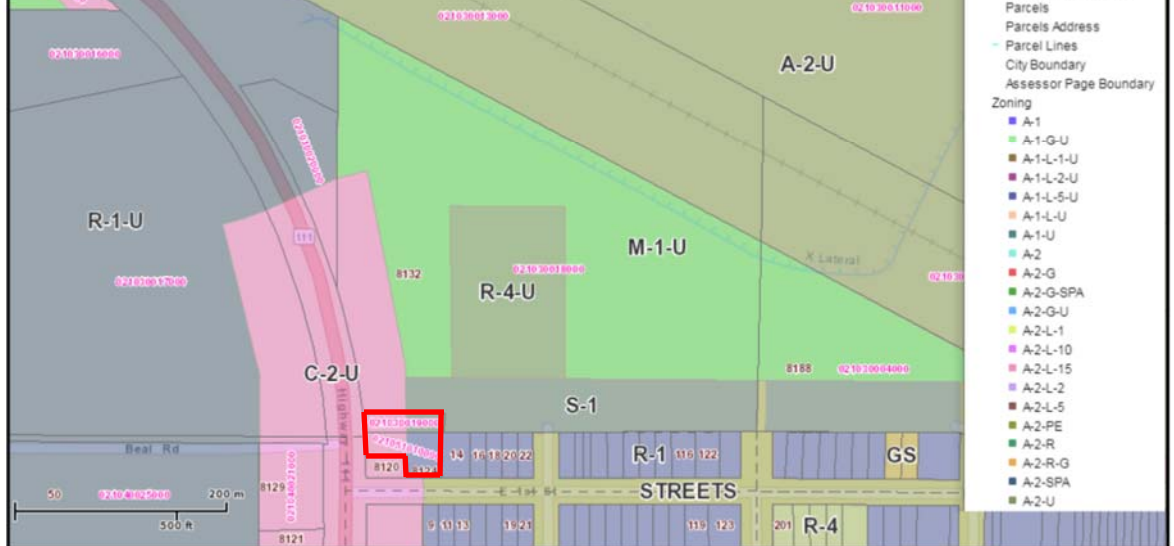
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ARIAL\ZONE MAP



1" = 376 ft Zoning Information 02/20/2018  

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Imperial County staff for the most up-to-date information.

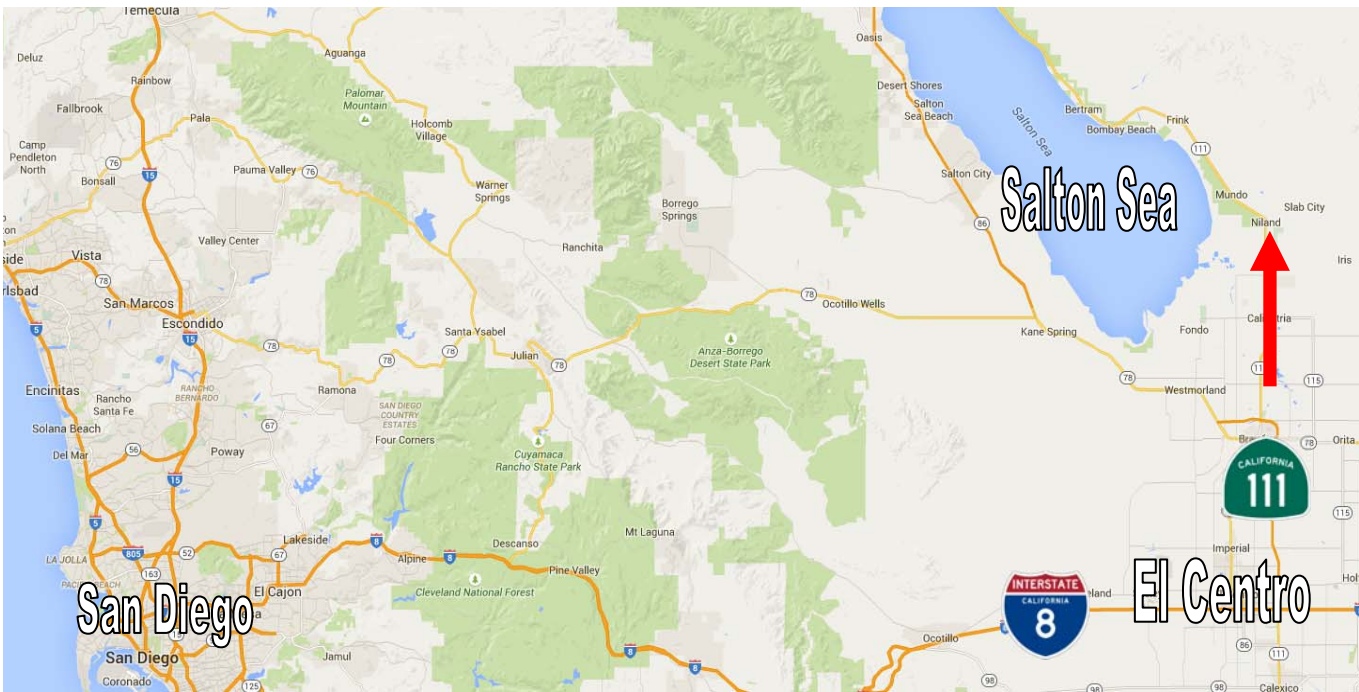
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MAPS/AERIAL VIEW



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CONFIDENTIALITY AGREEMENT ACKNOWLEDGEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Venture Pacific Commercial Services. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Venture Pacific Commercial Services, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Venture Pacific Commercial Services. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Venture Pacific Commercial Services. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Venture Pacific Commercial Services.

All property visits must be approved by Venture Pacific Commercial Services.

Absolutely no contact with tenants, management or ownership.

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