



\$ 13,000,000

6650 E. Superstition Springs
Mesa, AZ 85206

**Country Inn &
Suites Mesa**

**OFFERING
MEMORANDUM**



The Premier Broker for Senior Housing and Healthcare Facilities

*www.PrestigeGroupSeniorHousing.com
www.PrestigeGroup.com*

800.866.5876

COUNTRY INN & SUITES MESA

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COUNTRY INN & SUITES MESA CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Prestige Group and it should not be made available to any other person or entity without the written consent of Prestige Group.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prestige Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Prestige Group has not verified, and will not verify, any of the information contained herein, nor has Prestige Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT PRESTIGE GROUP FOR MORE DETAILS. 800.866.5876
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Country Inn & Suites Mesa

Executive Summary



This information is believed accurate though subject to errors, omissions and changes without notice

COUNTRY INN & SUITES MESA

EXECUTIVE SUMMARY

OFFERING SUMMARY

ADDRESS	6650 E Superstition Springs Mesa AZ 85206
COUNTY	Maricopa
MARKET	Superstition Corridor
SUBMARKET	East Valley
BUILDING SF	82,740
TOTAL ROOMS	126
LAND SF	87,120 SF
YEAR BUILT	1998
APN	141-54-424
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$13,000,000
PRICE PER KEY	\$103,175

PROPOSED FINANCING

DOWN PAYMENT	\$3,900,000
LOAN AMOUNT	\$9,100,000
INTEREST RATE	6.00 %
ANNUAL DEBT SERVICE	\$703,608
NOTES	Assuming \$3.9M down, 6% APR, 25 yrs



COUNTRY INN & SUITES MESA EXECUTIVE SUMMARY



Prestige Group is proud to introduce The Country Inn & Suites in Mesa, Arizona. This 126-unit interior corridor hotel is located right off of the US60 freeway and surrounded by popular restaurants. North of the hotel is Superstition Springs Center, a popular shopping mall, a multiplex movie theatre and an outdoor amphitheatre. East of the property is Harkins Theatres, and just south is the Superstition Springs golf course. There is also a complimentary shuttle that picks up guests from both Falcon Field and Mesa Gateway airports. The hotel is currently under a \$400,000 renovation in all common areas, which will increase revenues once complete.

The Country Inn & Suites is centrally located, benefiting from many demand generators such as:

- MD Anderson Cancer Clinic (1 mile)
- Superstition Springs Shopping Center (1 mile)
- Banner Baywood Hospital (3 miles)
- Apples Global Command Center- under construction (4 miles)
- ASU's Polytechnic Campus (5 miles)
- Phoenix-Mesa Gateway Airport (6 miles)
- Falcon Field Airport (7 miles)
- Boeing (8 miles)
- Oakland A's Hohokam Spring Training Stadium (12 miles)
- Chicago Cubs Sloan Park Spring Training Stadium (14 miles)

COUNTRY INN & SUITES MESA LOCATION SUMMARY



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Country Inn & Suites Mesa

Property Description



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COUNTRY INN & SUITES MESA

PROPERTY FEATURES

SITE DESCRIPTION

TOTAL ROOMS	126
BUILDING SF	82,740
LAND SF	87,120
LAND ACRES	2.00
YEAR BUILT	1998
# OF PARCELS	1
ZONING TYPE	C-C
NUMBER OF STORIES	4
NUMBER OF PARKING SPACES	153
PARKING RATIO	1.21
NUMBER OF INGRESSES	3
NUMBER OF ENGRESSES	3
SUBTERRANEAN PARKING	No
ROOMS FOR SALE	126
NON SMOKING ROOMS	126

ROOM BREAKDOWN

DOUBLE	59
KING	14
SUITES (NO KITCHENETTES)	53
JACUZZI UNITS	2 WHIRLPOOLS 4 FIREPLACES

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Throughout Building
ELECTRICAL / POWER	SRP
LIGHTING	Fluorescent / LEDs

NEIGHBORING PROPERTIES

NORTH	Superstition Freeway & Shopping Mall
SOUTH	Restaurants
EAST	Golf Course & Restaurant

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Reinforced Concrete
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
LANDSCAPING	Desert Landscaping
WINDOWS	Dual Pane
ADA COMPLIANT	Yes
CEILING HEIGHT	10'
ELEVATOR	Yes
FIRE PROTECTION	Yes

AMENITIES

SPA	On Site
POOL	On Site
COMPLIMENTARY BREAKFAST	6 AM to 10 AM
ICE/VENDING MACHINES	Yes
BUSINESS CENTER	Yes
WIFI	Yes
RESTAURANT	Three next door

COUNTRY INN & SUITES MESA PROPERTY FEATURES—FRONT LOBBY



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COUNTRY INN & SUITES MESA PROPERTY FEATURES—COMMON AMENITIES



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COUNTRY INN & SUITES MESA PROPERTY FEATURES—POOL & PATIO



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COUNTRY INN & SUITES MESA PROPERTY FEATURES—ROOMS



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COUNTRY INN & SUITES MESA

NOTES & ADDITIONAL INFORMATION

Broker Disclaimer

This confidential offering memorandum has been prepared by Prestige Group, Inc. ("Broker") in cooperation with the Seller, solely for the limited use of prospective buyers. The offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective purchaser is encouraged to do its own inspection and gather and verify to its satisfaction any information about the property.

Financial, operational, property description, projections and other information are carefully compiled from sources believed to be reliable. Some information on comparable properties is provided via third party sources and may be dated or inaccurate. Broker has not performed any independent research to verify the information. As to pro forma projections, these are estimates based on many assumptions and events over which owner and broker have no control and are not guaranteed. Buyers should do their own study and projections and not rely on the pro-forma if included herein.

As Is, Where Is

This hotel is being offered "As Is, Where Is," with all faults and limitations. Purchaser should do his own studies to properly understand what he will be buying. No liability is assumed for errors and omission, misstatement of facts, prior sale, and change of price or withdrawal from the market without notice

Environmental Issues

The Seller and Broker specifically make non representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold and mildew, petroleum leaks or spills. Each prospective purchaser is encouraged to do his own study and analysis and determine to his own satisfaction the status of the various issues.

Americans with Disabilities Act

The owner and broker make no representations regarding this property and this law. A buyer should consult knowledgeable experts and attorneys regarding these matters.

Confidential

All information contain in this offering, except information which is a matter of public record, is confidential in nature and must be held in the strictest confidence. Duplication or reproduction of any contents of this document or other information provided to you by Broker about this property, without the express written permission of the Broker, is prohibited.

Return of Information

This memorandum is the property of Prestige Group, and is intended to be used only by such parties to whom Broker has delivered the memorandum or to whom Broker has approved such delivery. If, after review, you have no interest in purchasing the property at this time, KINDLY RETURN THIS MEMORANUDM and all other information provided to you by the Seller, Broker, or others to Broker at your earliest convenience.

Property Tours and Information

Please do not visit the hotel without making prior arrangements through the Broker. Please do not contact management or hotel owner, nor talk to any employees. All due diligence information must be provided through Prestige Group and all property tours must be scheduled through Prestige Group. A Prestige Group representative must be present for all tours.

COUNTRY INN & SUITES MESA

PROPERTY FEATURES—DEMOGRAPHICS

PEOPLE		
Population		
Population estimates, July 1, 2015, (V2015)	471,825	321,418,820
Population estimates base, April 1, 2010, (V2015)	440,134	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	7.2%	4.1%
Population, Census, April 1, 2010	439,041	308,745,538
Age and Sex		
Persons under 5 years, percent, July 1, 2015, (V2015)	X	6.2%
Persons under 5 years, percent, April 1, 2010	7.7%	6.5%
Persons under 18 years, percent, July 1, 2015, (V2015)	X	22.9%
Persons under 18 years, percent, April 1, 2010	26.3%	24.0%
Persons 65 years and over, percent, July 1, 2015, (V2015)	X	14.9%
Persons 65 years and over, percent, April 1, 2010	14.1%	13.0%
Female persons, percent, July 1, 2015, (V2015)	X	50.8%
Female persons, percent, April 1, 2010	50.8%	50.8%
Race and Hispanic Origin		
White alone, percent, July 1, 2015, (V2015) (a)	X	77.1%
White alone, percent, April 1, 2010 (a)	77.1%	72.4%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	X	13.3%
Black or African American alone, percent, April 1, 2010 (a)	3.5%	12.6%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	X	1.2%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	2.4%	0.9%
Asian alone, percent, July 1, 2015, (V2015) (a)	X	5.6%
Asian alone, percent, April 1, 2010 (a)	1.9%	4.8%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	X	0.2%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	0.4%	0.2%
Two or More Races, percent, July 1, 2015, (V2015)	X	2.6%
Two or More Races, percent, April 1, 2010	3.4%	2.9%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	X	17.6%
Hispanic or Latino, percent, April 1, 2010 (b)	26.4%	16.3%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	X	61.6%
White alone, not Hispanic or Latino, percent, April 1, 2010	64.3%	63.7%

COUNTRY INN & SUITES MESA

PROPERTY FEATURES—DEMOGRAPHICS

<i>Population Characteristics</i>		
① Veterans, 2010-2014	34,372	20,700,711
① Foreign born persons, percent, 2010-2014	12.4%	13.1%
<i>Housing</i>		
① Housing units, July 1, 2015, (V2015)	X	134,789,944
① Housing units, April 1, 2010	201,173	131,704,730
① Owner-occupied housing unit rate, 2010-2014	60.5%	64.4%
① Median value of owner-occupied housing units, 2010-2014	\$150,800	\$175,700
① Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,357	\$1,522
① Median selected monthly owner costs -without a mortgage, 2010-2014	\$396	\$457
① Median gross rent, 2010-2014	\$875	\$920
① Building permits, 2015	X	1,182,582
<i>Families and Living Arrangements</i>		
① Households, 2010-2014	167,609	116,211,092
① Persons per household, 2010-2014	2.68	2.63
① Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	79.8%	85.0%
① Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	21.6%	20.9%
<i>Education</i>		
① High school graduate or higher, percent of persons age 25 years+, 2010-2014	87.4%	86.3%
① Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	24.3%	29.3%
<i>Health</i>		
① With a disability, under age 65 years, percent, 2010-2014	7.7%	8.5%
① Persons without health insurance, under age 65 years, percent	▲ 20.1%	▲ 12.0%
<i>Economy</i>		
① In civilian labor force, total, percent of population age 16 years+, 2010-2014	61.9%	63.5%
① In civilian labor force, female, percent of population age 16 years+, 2010-2014	55.4%	58.7%
① Total accommodation and food services sales, 2012 (\$1,000) (c)	685,343	708,138,598
① Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	2,466,790	2,040,441,203

COUNTRY INN & SUITES MESA

PROPERTY FEATURES—DEMOGRAPHICS

Total manufacturers shipments, 2012 (\$1,000) (c)	3,353,021	5,696,729,632
Total merchant wholesaler sales, 2012 (\$1,000) (c)	2,705,266	5,208,023,478
Total retail sales, 2012 (\$1,000) (c)	5,819,701	4,219,821,871
Total retail sales per capita, 2012 (c)	\$12,873	\$13,443
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	24.8	25.7
Income and Poverty		
Median household income (in 2014 dollars), 2010-2014	\$48,259	\$53,482
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$24,427	\$28,555
Persons in poverty, percent	▲ 16.3%	▲ 14.8%
BUSINESSES		
Total employer establishments, 2014	X	7,563,085
Total employment, 2014	X	121,079,879
Total annual payroll, 2014	X	5,940,442,637
Total employment, percent change, 2013-2014	X	2.4%
Total nonemployer establishments, 2014	X	23,836,937
All firms, 2012	33,113	27,626,360
Men-owned firms, 2012	16,476	14,844,597
Women-owned firms, 2012	11,536	9,878,397
Minority-owned firms, 2012	7,129	7,952,386
Nonminority-owned firms, 2012	24,552	18,987,918
Veteran-owned firms, 2012	3,383	2,521,682
Nonveteran-owned firms, 2012	28,022	24,070,685
GEOGRAPHY		
Population per square mile, 2010	3,217.5	87.4
Land area in square miles, 2010	136.45	3,531,905.43

FIPS Code	0446000	00
<p>▲ This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates</p> <p>Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.</p> <p>The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.</p> <p>(a) Includes persons reporting only one race (b) Hispanics may be of any race, so also are included in applicable race categories (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data</p> <p>D Suppressed to avoid disclosure of confidential information F Fewer than 25 firms FN Footnote on this item in place of data NA Not available S Suppressed; does not meet publication standards X Not applicable Z Value greater than zero but less than half unit of measure shown</p> <p>QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.</p>		