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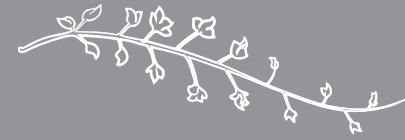
HOTEL BROKERS



the
Monterey
HOTEL

A Legacy Asset in California's Premier Coastal Destination

OFFERING AT: \$15,900,000 | 69 ROOMS | \$230,435/ROOM



EVERLYGROVE

HOTEL BROKERS

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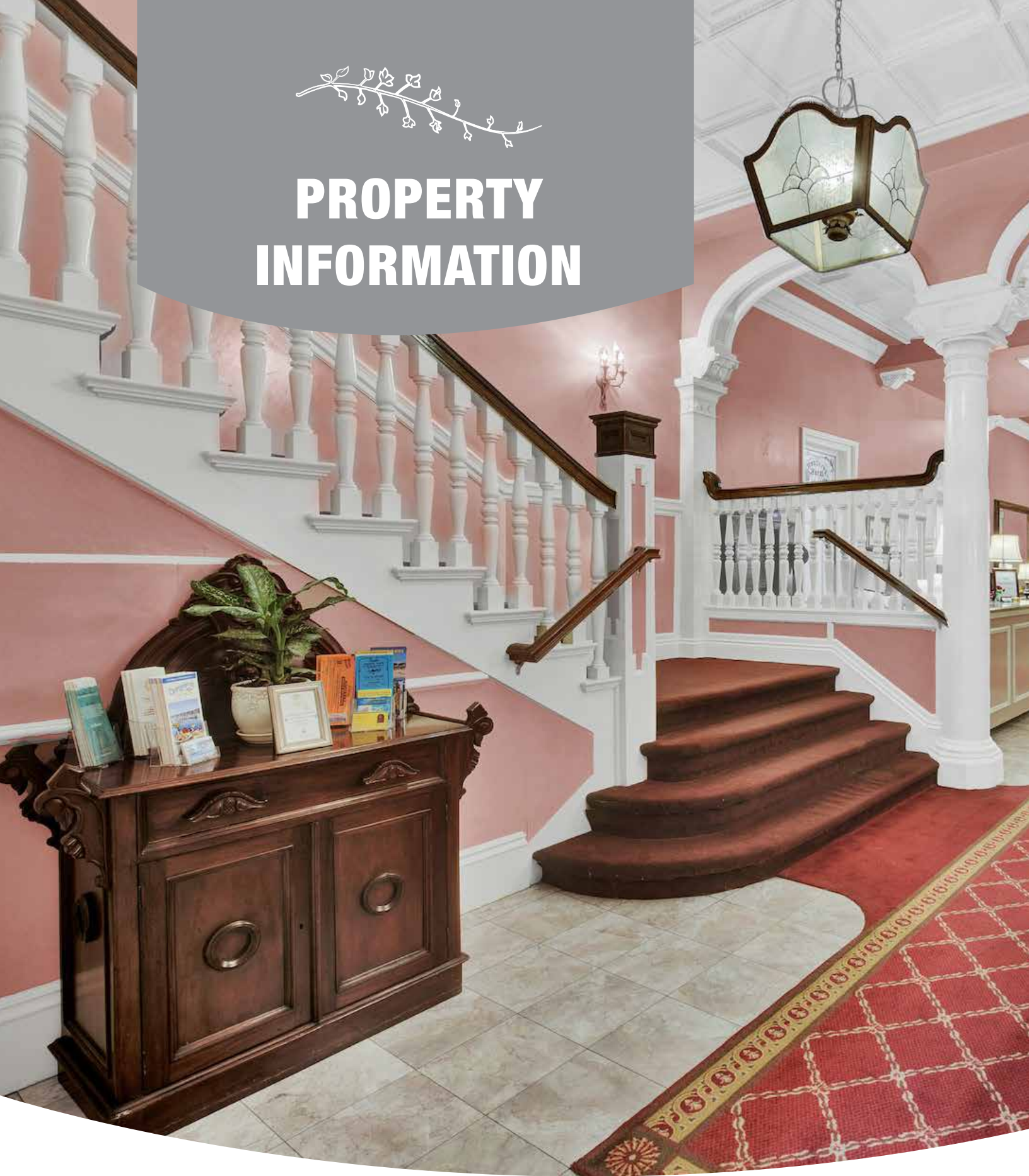
THE OFFERING

The Monterey Hotel, located at 407 Calle Principal in Monterey, California, is a 69-room boutique asset offering a rare opportunity in one of the Central Coast's most desirable and high barrier-to-entry markets. Originally built in 1904, the property combines historic character with modern updates, including a significant renovation and 24-room expansion completed in 2016. The 39,096 SF hotel spans 0.41 acres and features both a historic and a newer wing. In addition to guestroom revenue, the hotel includes seven street-level retail spaces—three situated below the adjacent Monterey Hotel Apartments (not included in the sale and separately owned) and four located within the hotel's historic wing. These spaces provide supplemental income and long-term upside. With its irreplaceable location and historic appeal, the property is well positioned for a new owner to increase performance through targeted capital improvements and a potential soft-brand affiliation to further drive occupancy, online visibility, and returns.





PROPERTY INFORMATION



Sale Price: \$15,900,000

Location Information

Building Name	Monterey Hotel
Street Address	407 Calle Principal
City, State, Zip	Monterey, CA 93940
County	Monterey

Building Information

Number of Buildings	2
Number of Rooms	69
Meeting Rooms	3
Retail Spaces	7
Building Size	39,096 Square Feet
Proforma NOI	\$1,041,110
Proforma Cap Rate	6.50%
Year Built	1904
Year Last Renovated	2016
New Building Framing	Concrete
Historic Building Framing	Wood & Brick
Condition	Excellent
Roof	Rolled Composition
Corridors	Interior
Foundation	Concrete

Parking and Transportation

Parking Type	Public, Parking Garage, Guests Receive Valet Parking
# of Parking Spaces in Garage	14 + 1 ADA = 15 Spaces

General Information

Property Type	Hotel
Property Subtype	Hospitality
Lot Size	0.41 Acres
APN#	001-572-026-000
Zoning	VAF- Visitor Accommodation Facility

Mechanical

PTAC/HVAC	No
Staff Washers	1
Staff Dryers	2
All Linens and Terry's	Laundered Onsite

Historic Building Room Types

Petite Queen	4
Queen	15
King	13
King with Bay View	2
Double Double	5
Junior Suite	2
Fireplace Suite	4

New Building Room Types

Deluxe King Suite	3
Deluxe King	9
Standard King (ADA)	3
Standard Double Queen	6
Deluxe Queen	3



MAPS HISTORIC BUILDING



New Building

Historic Building

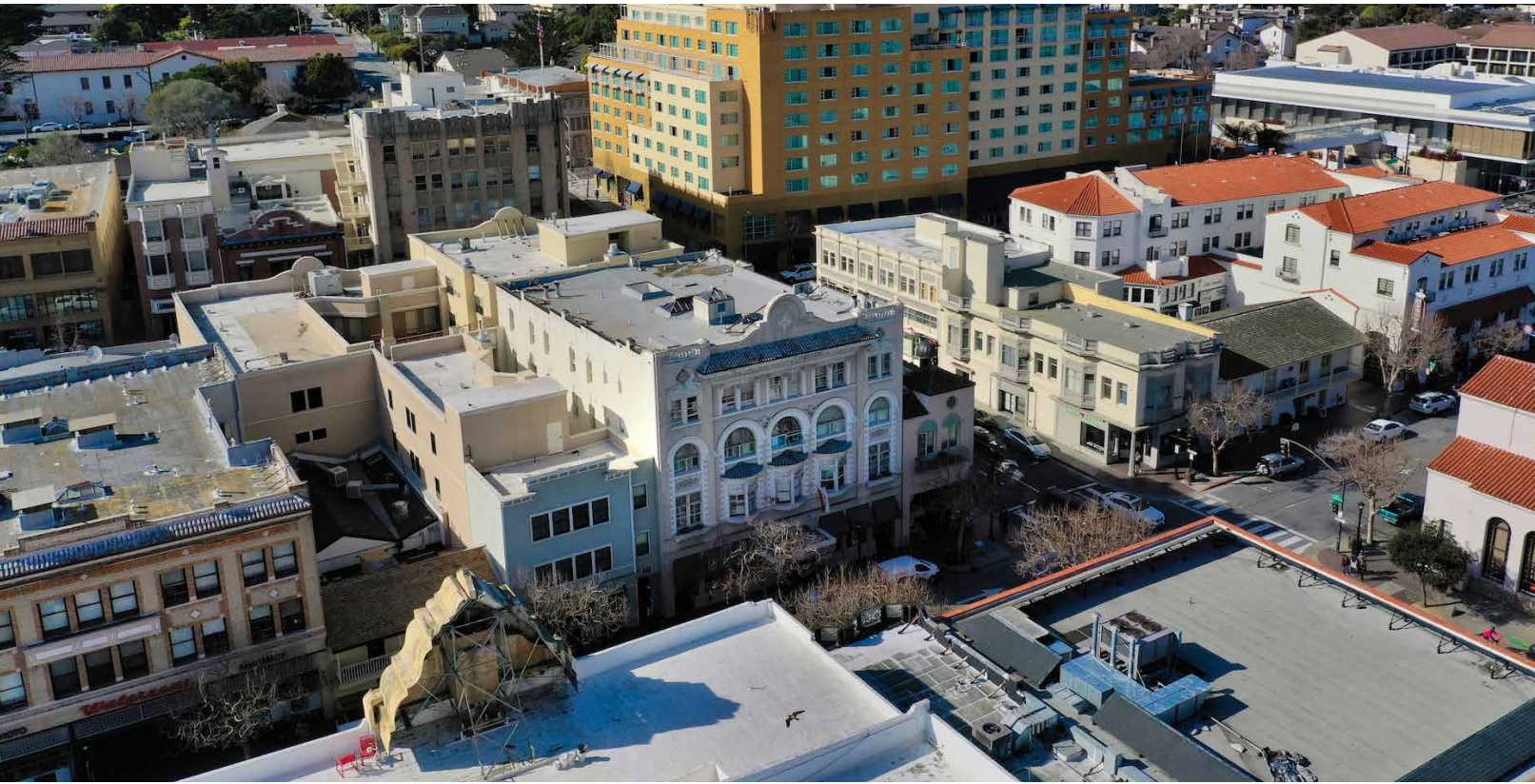
Retail Space #1
412 Alvarado St - 497 SF

Retail Space #2
408 Alvarado St - 800 SF

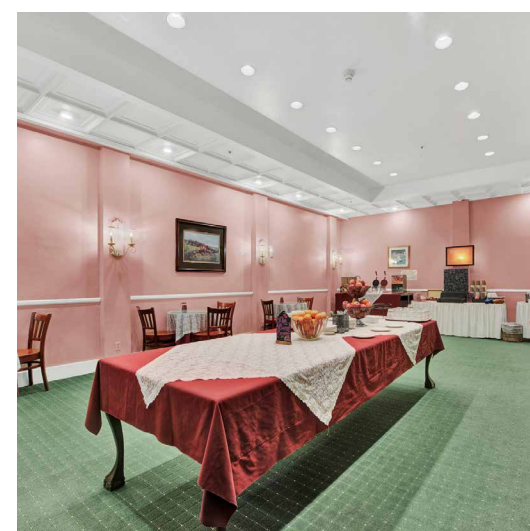
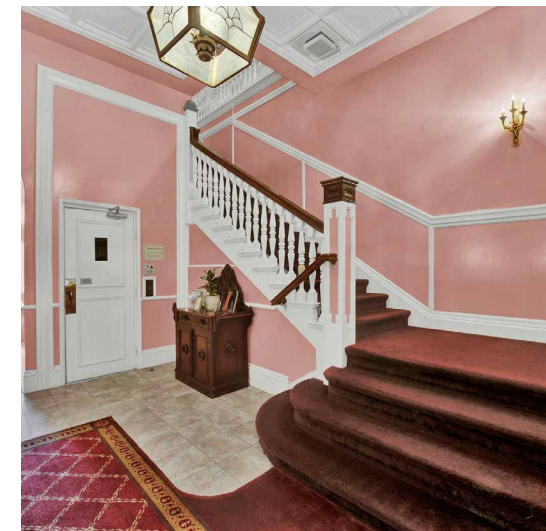
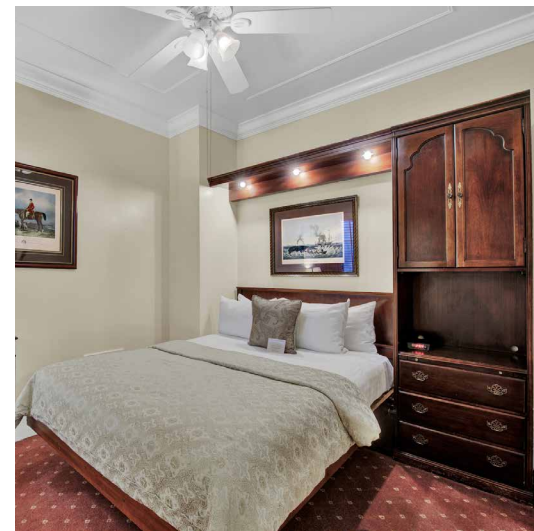
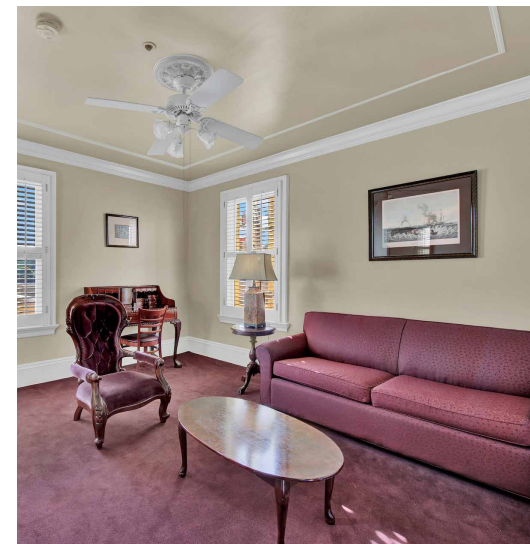
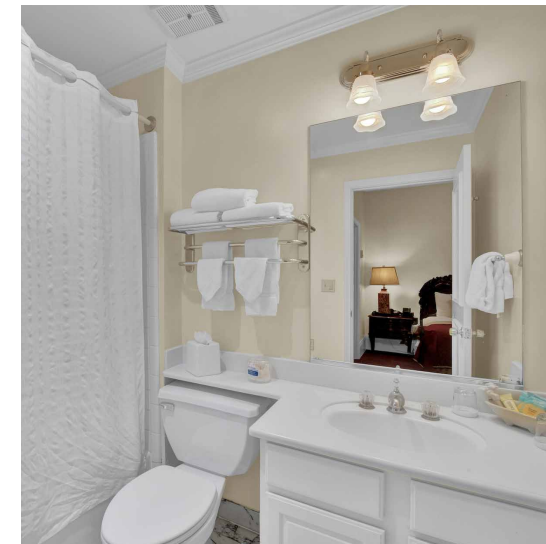
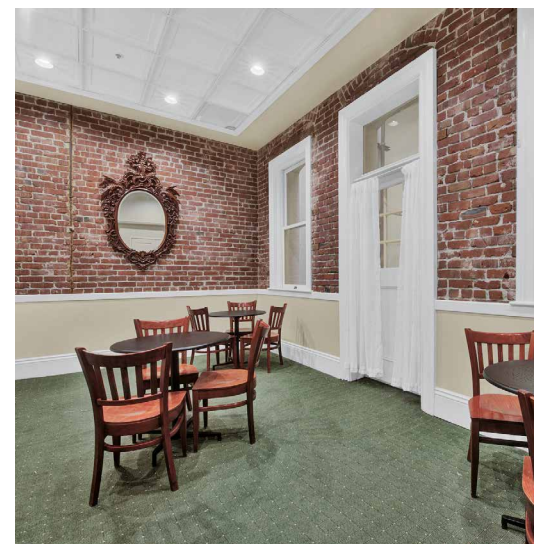
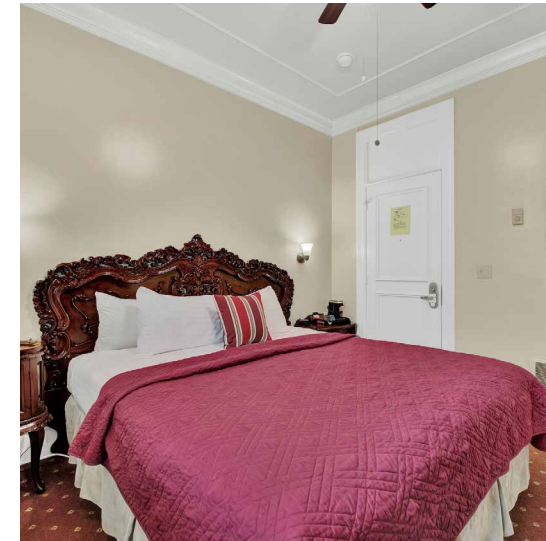
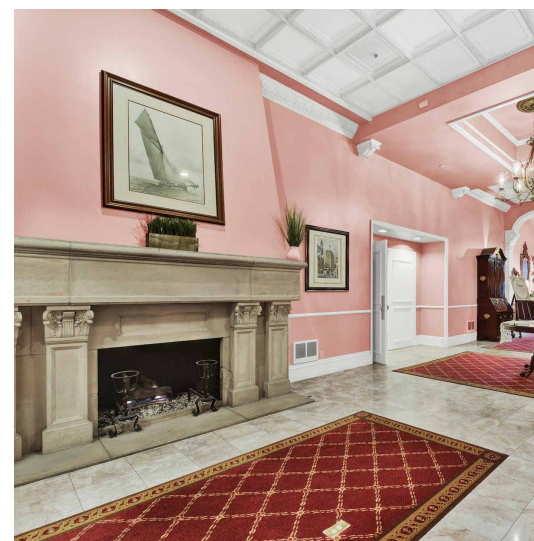
Retail Space #3
406 Alvarado St - 240 SF

Retail Space #4
402 Alvarado St - 1,100 SF

HISTORIC BUILDING EXTERIORS



HISTORIC BUILDING INTERIORS



MAPS
NEW BUILDING

New Building

Historic Building

Parking Garage Entrance

Potential Retail Space

Retail Space #7
409 Calle Principal - 900 SF

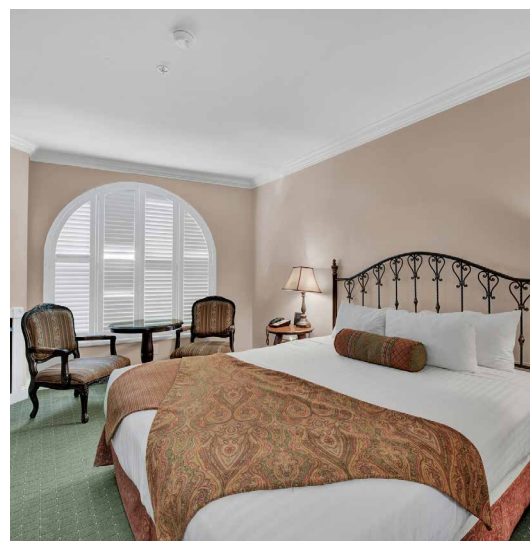
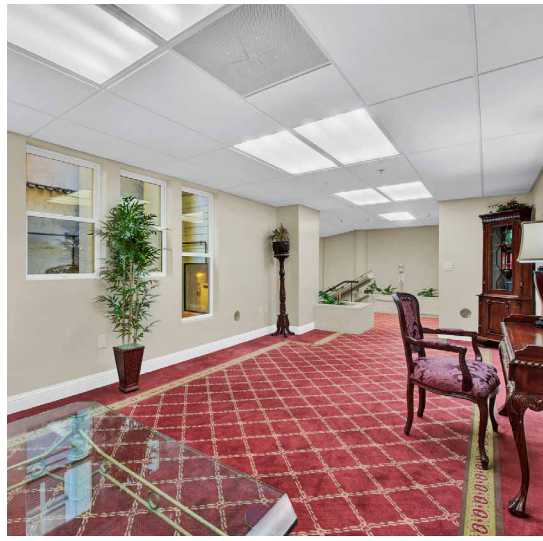
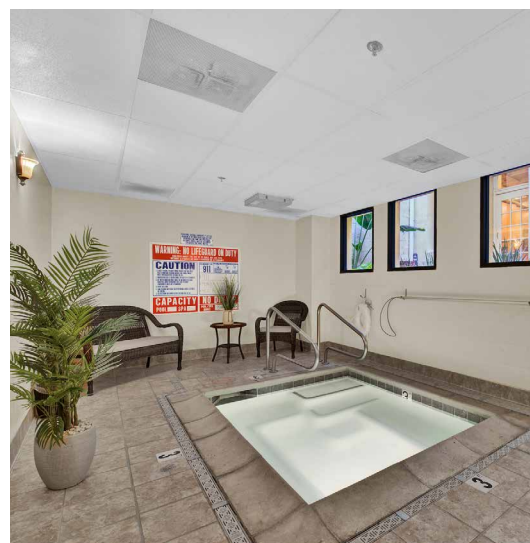
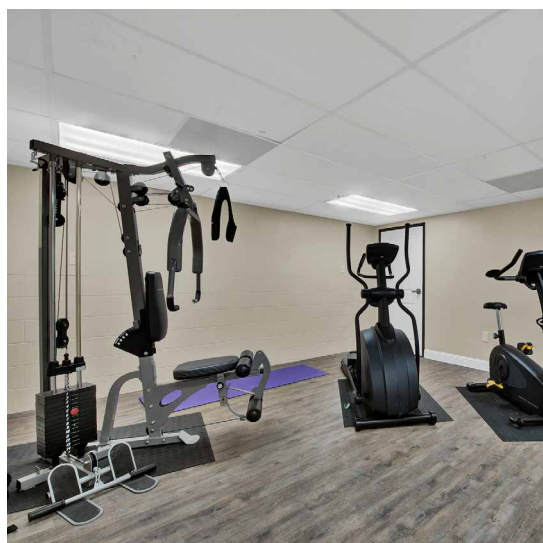
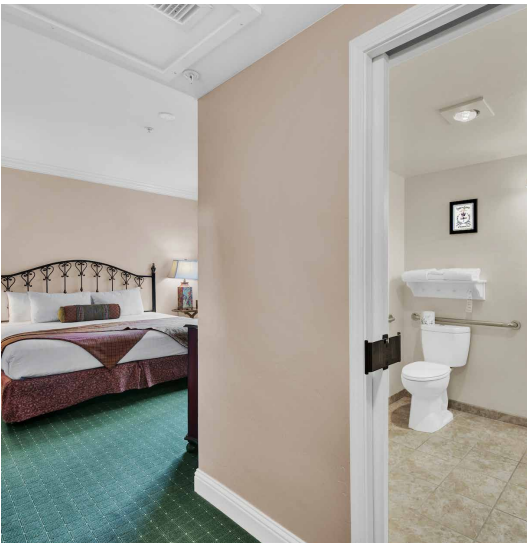
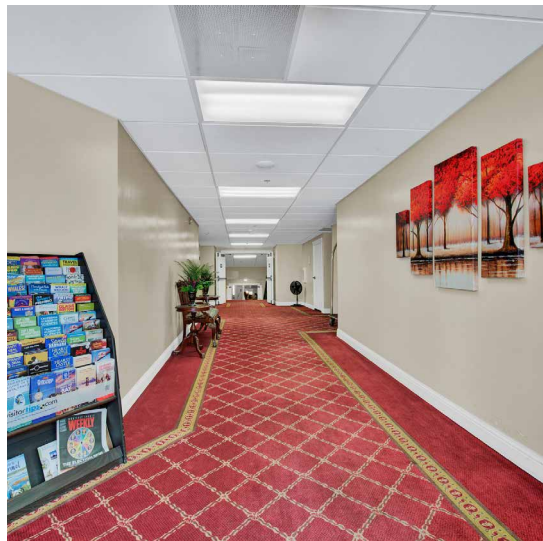
Retail Space #6
407 Calle Principal - 405 SF

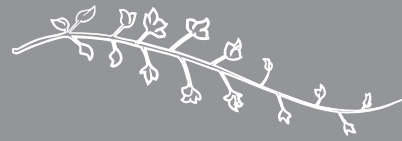
Retail Space #5
405 Calle Principal - 600 SF

NEW BUILDING EXTERIORS



NEW BUILDING INTERIORS





DEMAND DRIVERS

Monterey represents one of California's most attractive hotel investment markets, combining strong year-round visitation with enduring destination appeal. The city's balance of natural beauty, historic charm, and coastal lifestyle continues to draw millions of travelers seeking authentic Central Coast experiences. Supported by a diverse demand base spanning leisure, group, and institutional segments, Monterey offers stable occupancy, premium average daily rates, and long-term growth potential within one of the state's most iconic coastal destinations.





Tourism & Leisure Travel

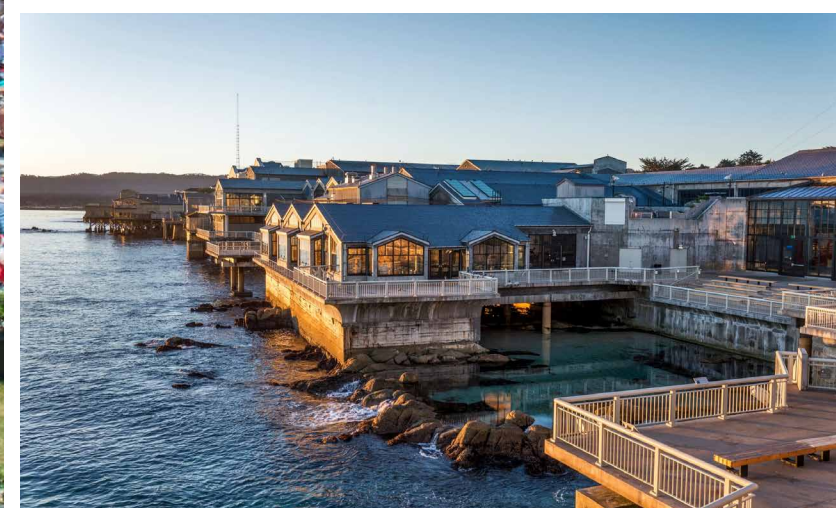
Monterey is one of California's most iconic coastal destinations, attracting millions of visitors annually with its combination of natural beauty, historic charm, and world-class attractions. The city's waterfront draws travelers to Cannery Row, Fisherman's Wharf, and the world-renowned Monterey Bay Aquarium, while nearby coastal landmarks such as Carmel-by-the-Sea, Pebble Beach, and Big Sur further enhance its appeal. Year-round outdoor recreation, including whale watching, golf, and scenic drives along Highway 1, position Monterey as a premier leisure destination that consistently fuels strong hospitality demand.



Proximity to Iconic Destinations

Monterey benefits from its central location along California's famed Central Coast, placing visitors within minutes of some of the state's most celebrated attractions. Pebble Beach and the scenic 17-Mile Drive draw international recognition for championship golf and luxury coastal living, while nearby Carmel-by-the-Sea offers boutique shopping, fine dining, and a thriving arts scene. Just south, the dramatic landscapes of Big Sur provide unparalleled opportunities for hiking, photography, and sightseeing. This concentration of iconic destinations creates sustained visitor demand and positions Monterey as a natural hub for regional exploration.





Events & Conferences

Monterey serves as a premier destination for group travel, anchored by the recently renovated Monterey Conference Center, which hosts a wide range of conventions, corporate meetings, and professional gatherings year-round. The market also benefits from high-profile annual events, including the AT&T Pebble Beach Pro-Am and the Pebble Beach Concours d'Elegance, which attract affluent domestic and international visitors. Combined with a robust calendar of festivals, cultural celebrations, and specialty conferences, these events generate steady demand across both peak and shoulder seasons, providing a strong complement to leisure-driven visitation.


Education & Research Institute

Monterey is home to a concentration of prestigious educational and research organizations that generate consistent lodging demand. The Naval Postgraduate School and Defense Language Institute bring a steady flow of military personnel, government visitors, and conference attendees, while the Middlebury Institute of International Studies attracts international scholars, students, and program participants. In addition, the Monterey Bay Aquarium Research Institute and affiliated scientific organizations draw researchers and professionals from around the world. This strong institutional presence supports year-round visitation and adds stability to the local hospitality market.



SALES COMPARABLES



	Property	Address	Rooms	Price	Price Per Room	COE
	Inn By The Bay	Munras Avenue. Monterey, CA	26	\$5,600,000	\$215,385	7/2021
	Monterey Beach Hotel	2600 Sand Dunes Drive Monterey, CA	196	\$57,000,000	\$290,816	12/2021
					Average Price Per Room	\$253,100
	The Monterey Hotel	405 Calle Principal Monterey, CA	69	\$15,900,000	\$230,435	SUBJECT PROPERTY

COMP 1

Inn By The Bay
Monterey, CA

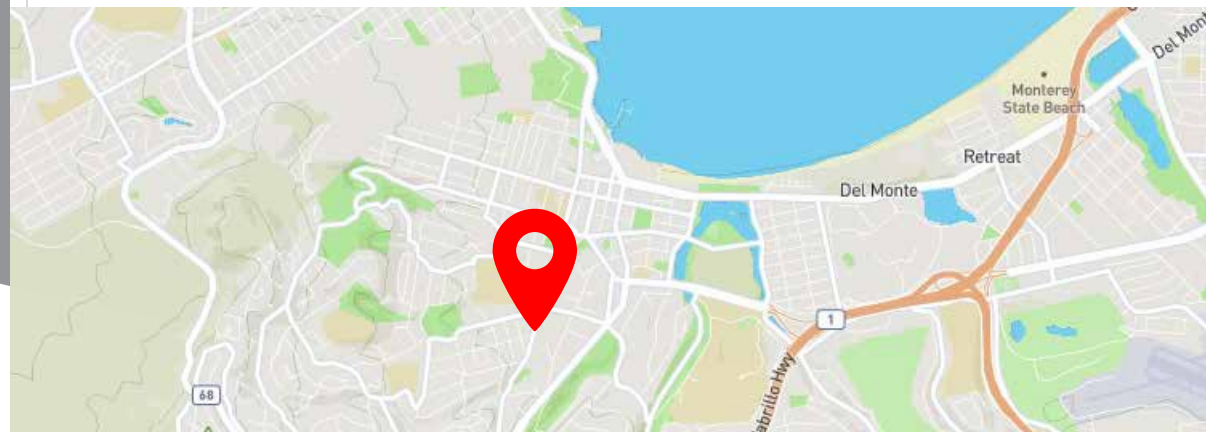
936 Munras Avenue
\$5,600,000 **SOLD**



Property Details			
SOURCE	Public Record		
SOLD PRICE	\$5,600,000		
Public Record	Sold: Multi APN Sale	07/26/2021	\$5,600,000
Public Record	Ownership Update	12/15/2019	
Public Record	Sold	05/29/1998	\$3,000,000

Mortgage History

ACTIVE MORTGAGES	1	TOTAL AMOUNT	\$4,207,500
AMOUNT	\$4,207,500		
RECORDING DATE	07/26/2021		
TERM	30 years		
INTEREST RATE	2.96%		
LOAN TYPE	Credit Line (Revolving)		
LENDER NAME	COMMUNITY BANK OF THE BAY		
DOCUMENT DATE	07/07/2021		
DOCUMENT NUMBER	2021.50466		
ESTIMATED INTEREST RATE INDICATOR	E		
INTEREST RATE TYPE	Variable		



COMP 2

Monterey Beach Hotel
Morro Bay, CA

2600 Sand Dunes Drive
\$57,000,000 **SOLD**



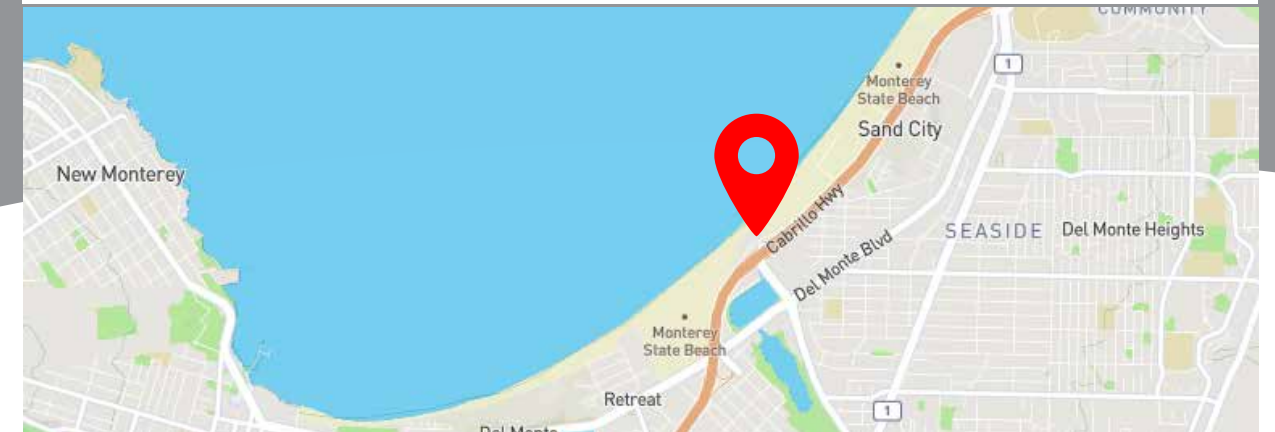
Property Details	
SOURCE	Public Record
SOLD PRICE	\$57,000,000

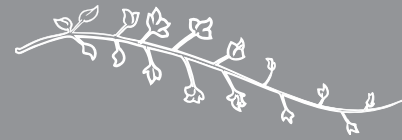
Tax History

YEAR	PROPERTY TAX	LAND	+	ADDITIONS	=	ASSESSED VALUE
2024	\$26,595.84	\$3,901,500.00		\$1,040,400.00		\$4,941,900.00
2023	\$26,342.00	\$3,825,000.00		\$1,020,000.00		\$4,845,000.00

Lot Details

APN	011422018000
ZONING CODE	VAF
CALCULATED PARCEL SQ FT	18,616
CALCULATED ACRES	0.42708998918533325
FEDERAL QUALIFIED OPPORTUNITY ZONE	No





FINANCIALS

2021 & 2022 Profit and Loss Statement

	2021				2022			
# of Rooms	69				69			
Annual Rooms Available	25185				25185			
Occupied Rooms	12766				15318			
Occupancy	50.69%				60.82%			
ADR	\$160.53				\$174.99			
RevPAR	\$81.37				\$106.43			
RevPAR Increase/Decrease					23.50%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$2,049,370	89.40%	\$29,701	\$160.53	\$2,680,412	96.70%	\$38,847	\$174.99
Misc. Income	\$190,454	8.30%			\$31,876	1.20%		
Lease Income	\$53,187	2.30%			\$58,375	2.10%		
Total	\$2,293,011	100.00%	\$29,701	\$160.53	\$2,770,663	100.00%	\$38,847	\$174.99
DEPARTMENTAL EXPENSES								
Rooms	\$172,212	7.50%	\$2,496	\$13.49	\$208,378	7.50%	\$3,020	\$13.60
Wages	\$492,450	21.50%	\$7,137	\$38.57	\$804,004	29.00%	\$11,652	\$52.49
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$664,662	29.00%	\$9,633	\$52.06	\$1,012,382	36.50%	\$14,672	\$66.09
Gross Operating Income	\$1,628,349	71.00%	\$20,068	\$108.47	\$1,758,281	63.50%	\$24,174	\$108.90
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$31,605	1.40%	\$458	\$2.48	\$54,694	2.00%	\$793	\$3.57
Sales & Marketing	\$236,130	10.30%	\$3,422	\$18.50	\$231,856	8.40%	\$3,360	\$15.14
Repairs & Maintenance	\$57,427	2.50%	\$832	\$4.50	\$83,140	3.00%	\$1,205	\$5.43
Utilities	\$146,213	6.40%	\$2,119	\$11.45	\$166,891	6.00%	\$2,419	\$10.90
Total	\$471,374	20.60%	\$6,832	\$36.92	\$536,580	19.40%	\$7,777	\$35.03
Gross Operating Profit	\$1,156,975	50.50%	\$13,237	\$71.54	\$1,221,701	44.10%	\$16,398	\$73.87
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes	\$133,457	5.80%	\$1,934	\$10.45	\$136,584	4.90%	\$1,979.48	\$8.92
Insurance	\$43,673	1.90%	\$633	\$3.42	\$32,286	1.20%	\$467.91	\$2.11
Total	\$177,130	7.70%	\$2,567	\$13.87	\$168,870	6.10%	\$2,447.39	\$11.02
EBITDA	\$979,845	42.70%	\$10,670	\$57.67	\$1,052,831	38.00%	\$13,950	\$62.84
FF&E Reserve ***	\$ -		\$ -	\$ -	\$ -	3.00%	\$ -	\$ -
Net Operating Income	\$979,845	42.70%	\$10,670	\$57.67	\$1,052,831	35.00%	\$13,950	\$62.84
Cap Rate (based on \$15,900,000 list price)	6.16%				6.62%			
Revenue Multiplier	6.93				5.74			
Price Per Room	\$230,434.78				\$230,434.78			

2023 & 2024 Profit and Loss Statement

	2023				2024			
# of Rooms	69				69			
Annual Rooms Available	25185				25185			
Occupied Rooms	17733				17307			
Occupancy	70.41%				68.72%			
ADR	\$161.75				\$168.16			
RevPAR	\$113.89				\$115.56			
RevPAR Increase/Decrease	#REF!				1.40%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$2,868,274	95.50%	\$41,569	\$161.75	\$2,910,367	95.00%	\$42,179	\$168.16
Misc. Income	\$74,965	2.50%			\$81,934	2.70%		
Lease Income	\$59,011	2.00%			\$70,329	2.30%		
Total	\$3,002,249	100.00%	\$41,569	\$161.75	\$3,062,631	100.00%	\$42,179	\$168.16
DEPARTMENTAL EXPENSES								
Rooms	\$238,713	8.00%	\$3,460	\$13.46	\$233,149	7.60%	\$3,379	\$13.47
Wages	\$916,910	30.50%	\$13,289	\$51.71	\$986,865	32.20%	\$14,302	\$57.02
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$1,155,624	38.50%	\$16,748	\$65.17	\$1,220,015	39.80%	\$17,681	\$70.49
Gross Operating Income	\$1,846,626	61.50%	\$24,821	\$96.58	\$1,842,616	60.20%	\$24,498	\$97.67
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$38,893	1.30%	\$564	\$2.19	\$40,603	1.30%	\$588	\$2.35
Sales & Marketing	\$254,589	8.50%	\$3,690	\$14.36	\$262,282	8.60%	\$3,801	\$15.15
Repairs & Maintenance	\$117,657	3.90%	\$1,705	\$6.63	\$83,066	2.70%	\$1,204	\$4.80
Utilities	\$172,026	5.70%	\$2,493	\$9.70	\$206,366	6.70%	\$2,991	\$11.92
Total	\$583,165	19.40%	\$8,452	\$32.89	\$592,318	19.30%	\$8,584	\$34.22
Gross Operating Profit	\$1,263,460	42.10%	\$16,369	\$63.69	\$1,250,298	40.80%	\$15,914	\$63.44
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes	\$137,834	4.60%	\$1,998	\$7.77	\$140,870	4.60%	\$2,041.59	\$8.14
Insurance	\$57,682	1.90%	\$836	\$3.25	\$104,607	3.40%	\$1,516.05	\$6.04
Total	\$195,516	6.50%	\$2,834	\$11.03	\$245,477	8.00%	\$3,557.64	\$14.18
EBITDA	\$1,067,944	35.60%	\$13,536	\$52.67	\$1,004,821	32.80%	\$12,356	\$49.26
FF&E Reserve ***	\$ -	3.00%	\$ -	\$ -	\$ -	3.00%	\$ -	\$ -
Net Operating Income	\$1,067,944	32.60%	\$13,536	\$52.67	\$1,004,821	29.80%	\$12,356	\$49.26
Cap Rate (based on \$15,900,000 list price)	6.72%				6.32%			
Revenue Multiplier	5.3				5.19			
Price Per Room	\$230,434.78				\$230,434.78			



4 Year Pro-forma

	YEAR 1				YEAR 2			
# of Rooms	69				69			
Annual Rooms Available	25185				25185			
Occupied Rooms	17630				18133			
Occupancy	70.00%				72.00%			
ADR	\$170.00				\$175.00			
RevPAR	\$119.00				\$126.00			
YoY RevPAR Growth					5.60%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$2,997,015	94.80%	\$43,435	\$170.00	\$3,173,310	94.80%	\$45,990	\$175.00
Misc. Income	\$165,000	5.20%	\$-	\$-	\$175,000	5.20%	\$2,536	\$9.65
	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$3,162,015	100.00%	\$43,435	\$170.00	\$3,348,310	100.00%	\$45,990	\$184.65
DEPARTMENTAL EXPENSES								
Rooms	\$224,776	7.50%	\$3,258	\$12.75	\$237,998	7.50%	\$3,449	\$13.13
Wages	\$899,105	30.00%	\$13,031	\$51.00	\$925,020	29.20%	\$13,406	\$51.01
Other	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$1,123,881	35.50%	\$16,288	\$63.75	\$1,163,018	34.70%	\$16,855	\$64.14
Gross Operating Income	\$2,038,134	64.50%	\$27,147	\$106.25	\$2,185,292	65.30%	\$29,135	\$120.51
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$47,430	1.50%	\$687	\$2.69	\$50,225	1.50%	\$728	\$2.77
Sales & Marketing	\$268,771	8.50%	\$3,895	\$15.25	\$284,606	8.50%	\$4,125	\$15.70
Repairs & Maintenance	\$86,955	2.80%	\$1,260	\$4.93	\$100,449	3.00%	\$1,456	\$5.54
Utilities	\$213,436	6.80%	\$3,093	\$12.11	\$226,011	6.80%	\$3,276	\$12.46
Total	\$616,593	19.50%	\$8,936	\$34.98	\$661,291	19.80%	\$9,584	\$36.47
Gross Operating Profit	\$1,421,541	45.00%	\$18,211	\$71.27	\$1,524,001	45.50%	\$19,551	\$84.04
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$174,900	5.50%	\$2,535	\$9.92	\$178,398	5.30%	\$2,585.48	\$9.84
Insurance	\$110,671	3.50%	\$1,604	\$6.28	\$113,843	3.40%	\$1,649.89	\$6.28
Total	\$285,571	9.00%	\$4,139	\$16.20	\$292,241	8.70%	\$4,235.37	\$16.12
EBITDA	\$1,135,971	35.90%	\$14,072	\$55.08	\$1,231,760	36.80%	\$15,315	\$67.93
FF&E Reserve ***	\$94,860	3.00%	\$1,375	\$5.38	\$100,449	3.00%	\$1,456	\$5.54
Net Operating Income	\$1,041,110	32.90%	\$12,697	\$49.70	\$1,131,311	33.80%	\$13,860	\$62.39
Cap Rate (based on \$15,900,000 sale price)	6.50%				7.10%			
Revenue Multiplier	5.03				4.75			
Price Per Room	\$230,434.78				\$230,434.78			

	YEAR 3				YEAR 4			
# of Rooms	69				69			
Annual Rooms Available	25185				25185			
Occupied Rooms	18511				18889			
Occupancy	73.50%				75.00%			
ADR	\$177.50				\$182.50			
RevPAR	\$130.46				\$136.88			
YoY RevPAR Growth					4.70%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$3,285,698	94.70%	\$47,619	\$177.50	\$3,447,197	94.60%	\$49,959	\$182.50
Misc. Income	\$185,000	5.30%	\$2,681.00	\$9.99	\$195,000	5.40%	\$2,826	\$10.32
	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$3,470,698	100.00%	\$50,300	\$187.49	\$3,642,197	100.00%	\$49,959	\$192.82
DEPARTMENTAL EXPENSES								
Rooms	\$254,642	7.80%	\$3,690	\$13.76	\$267,158	7.80%	\$3,872	\$14.14
Wages	\$954,495	29.10%	\$13,833	\$51.56	\$965,215	28.00%	\$13,989	\$51.10
Other	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$1,209,137	34.80%	\$17,524	\$65.32	\$1,232,373	33.80%	\$17,860	\$65.24
Gross Operating Income	\$2,261,561	65.20%	\$32,776	\$122.17	\$2,409,824	66.20%	\$32,099	\$127.58
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$52,060	1.50%	\$754	\$2.81	\$54,633	1.50%	\$792	\$2.89
Sales & Marketing	\$295,009	8.50%	\$4,275	\$15.94	\$309,587	8.50%	\$4,487	\$16.39
Repairs & Maintenance	\$104,121	3.00%	\$1,509	\$5.62	\$109,266	3.00%	\$1,584	\$5.78
Utilities	\$234,272	6.80%	\$3,395	\$12.66	\$245,848	6.80%	\$3,563	\$13.02
Total	\$685,463	19.80%	\$9,934	\$37.03	\$719,334	19.80%	\$10,425	\$38.08
Gross Operating Profit	\$1,576,098	45.40%	\$22,842	\$85.14	\$1,690,490	46.40%	\$21,674	\$89.50
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
Total	\$-	0.00%	\$-	\$-	\$-	0.00%	\$-	\$-
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$181,966	5.20%	\$2,637	\$9.83	\$185,605	5.10%	\$2,689.93	\$9.83
Insurance	\$118,004	3.40%	\$1,710	\$6.37	\$123,835	3.40%	\$1,794.71	\$6.56
Total	\$299,970	8.60%	\$4,347	\$16.20	\$309,440	8.50%	\$4,484.64	\$16.38
EBITDA	\$1,276,129	36.80%	\$18,495	\$68.94	\$1,381,050	37.90%	\$17,189	\$73.11
FF&E Reserve ***	\$104,121	3.00%	\$1,509	\$5.62	\$109,266	3.00%	\$1,584	\$5.78
Net Operating Income	\$1,172,008	33.80%	\$16,986	\$63.31	\$1,271,784	34.90%	\$15,606	\$67.33
Cap Rate (based on \$15,900,000 sale price)	7.40%				8.00%			
Revenue Multiplier	4.58				4.37			
Price Per Room	\$230,434.78				\$230,434.78			

**Property Taxes for the Hotel are projected at 1.1% of purchase price in 2025. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 1.1% over this pro-forma. All investors are recommended to perform their own property tax analysis.

*** FF&E Reserve reflects a market-rate amount at 3.0% of total revenue.

**** Pro-forma statements are not guarantees of future performance and undue reliance should not be placed on them.





HOTEL MANAGEMENT

PREPARING A PROPERTY FOR LISTING IS A VERY CRITICAL STEP in getting the most value for your hotel. While marketing creates a great impression, having efficient management will create selling power. Keeping a well maintained staff with an excellent customer service mindset, having the books in order and implementing strategic marketing oversight will increase your CAP rate, giving us bargaining power to effectively negotiate your deal. Not quite ready to list? Or, do you just need some extra help getting things in order? Everlygrove Hotels is ready to join your team, managing your hotel for a small percentage of revenues.

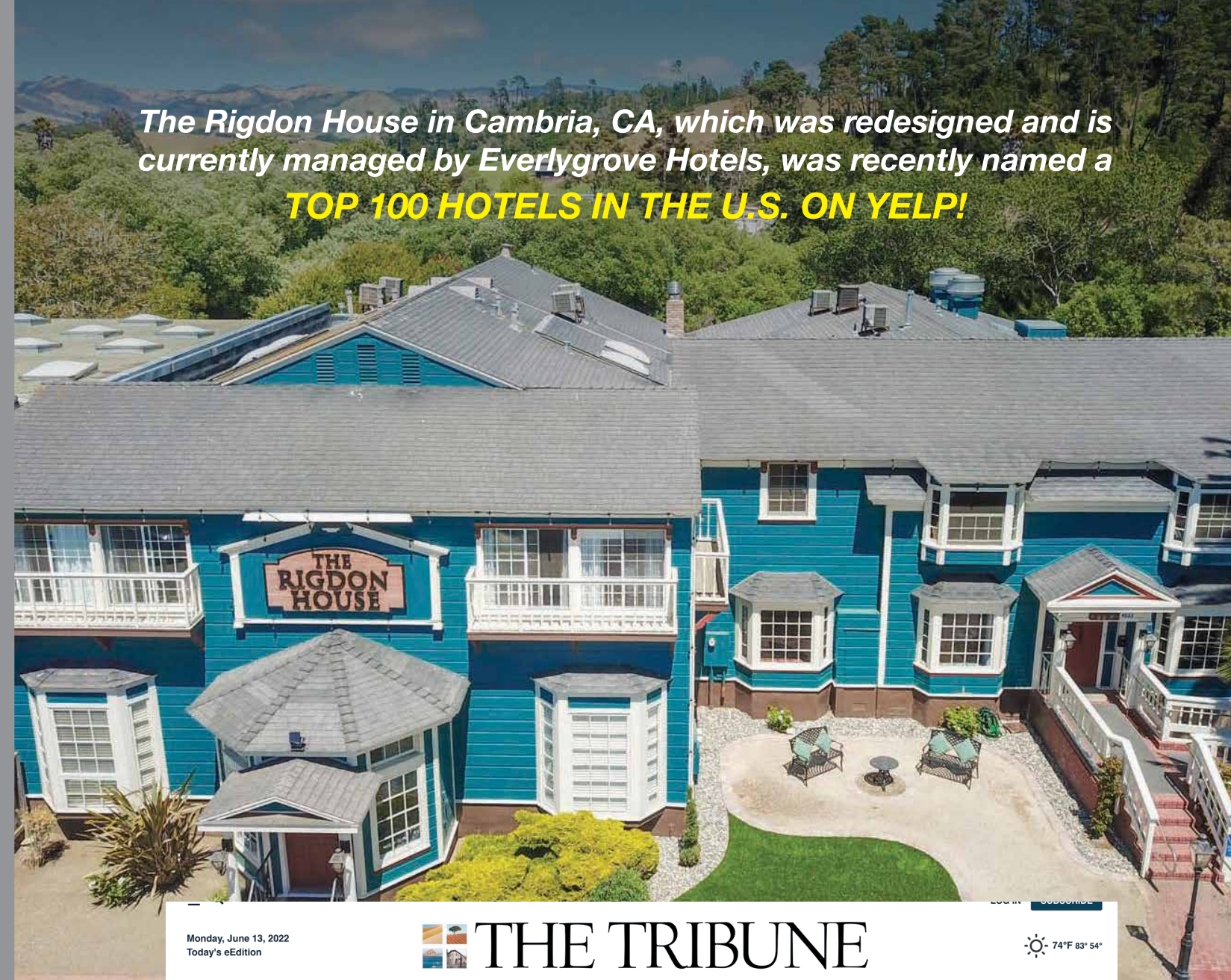


We think like entrepreneurs and understand the unique characteristics of the hospitality industry, which allows us to optimize financial performance and gives us the ability to see new growth opportunities. Everlygrove Hotels is a hotel management company specializing in boutique properties, providing peace of mind for hotel owners.

Below are just a few of the services Everlygrove will provide to operate your hotel to its fullest potential:

- Recruit, train, direct, employ, and dismiss all personnel
- Develop and implement advertising & marketing efforts
- Negotiate and enter into leases, licenses and concession agreements
- Maintain proper licenses and permits

Interested? Let's talk about it.



*The Rigdon House in Cambria, CA, which was redesigned and is currently managed by Everlygrove Hotels, was recently named a **TOP 100 HOTELS IN THE U.S. ON YELP!***

Monday, June 13, 2022
Today's eEdition

THE TRIBUNE

74°F 83° 54"

Local News Opinion Food & Drink Sports The Cambrian Education Oceano Dunes California Obituaries Personal Finance

TRAVEL

These 6 SLO County spots are among the top 100 hotels in the U.S., Yelp says

BY SARA KASSABIAN
MAY 25, 2022 5:00 AM



From the rolling hills of Paso Robles wine country to the beaches of Morro Bay, San Luis Obispo County has lots to offer travelers.

That includes some of the best hotels in the United States.

Popular review site Yelp just released its list of the [Top 100 U.S. Hotels](#) for 2022 — and it includes 37 spots in California.

Of those Golden State locations, six are in San Luis Obispo County.

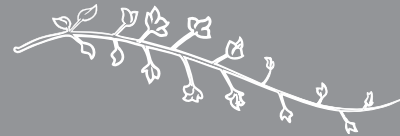
To the south, Santa Barbara County has two hotels on the list: [Santa Ynez Inn](#) in Santa Ynez and [Cuyama Buckhorn](#) in New Cuyama.

Here's which SLO County spots made the list, in ascending order:

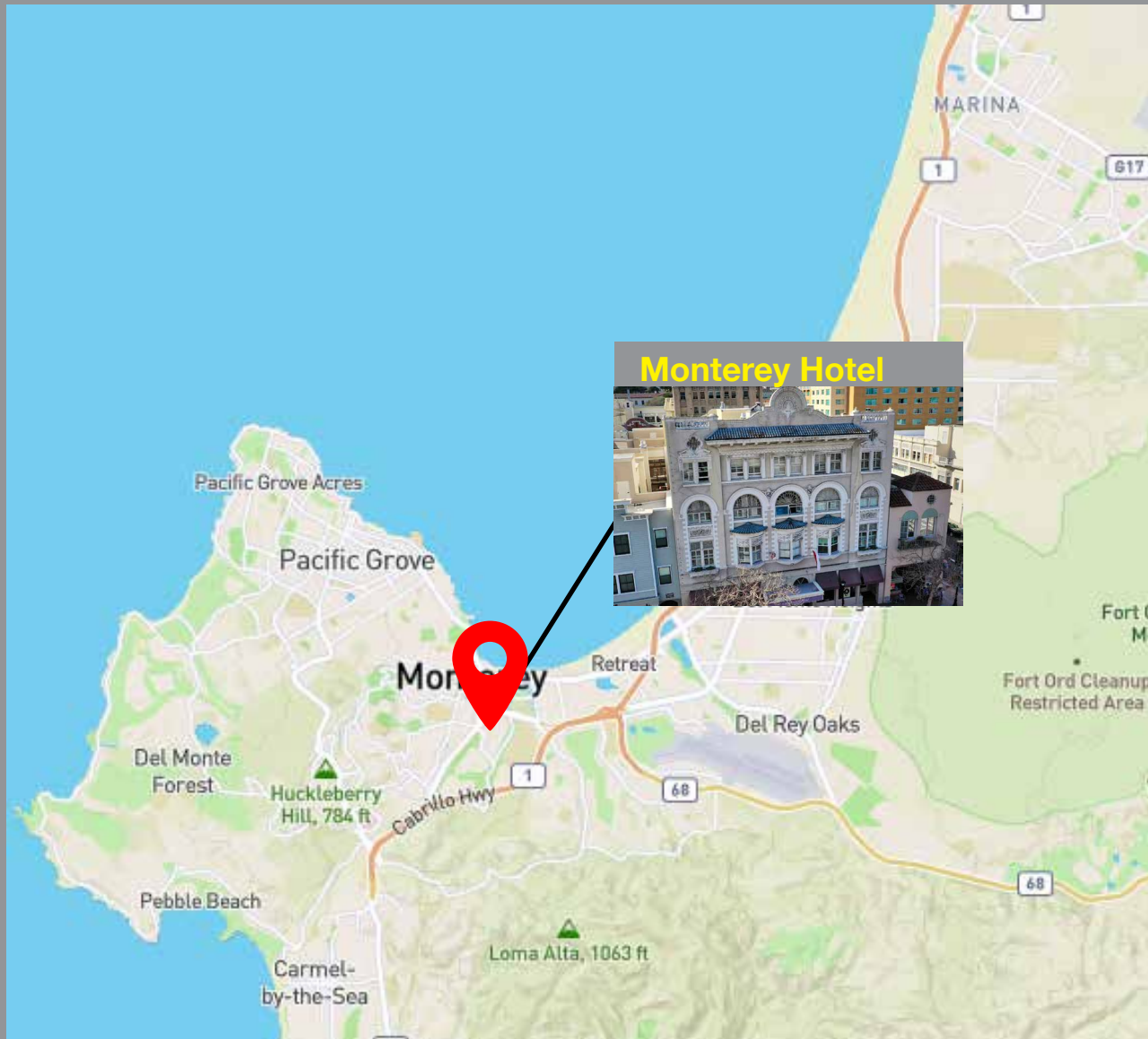
THE RIGDON HOUSE, CAMBRIA

Coming in at No. 54 on the Yelp list is the [Rigdon House](#), located in Cambria's East Village.

A local landmark, the hotel at 4022 Burton Drive dates back to the 1880s, when it was originally built, according to the [Rigdon House](#) website. It has an outdoor fire pit and free local wines, and is pet-friendly.



DIRECTIONS



From Northbound Highway 101: Take the Highway 68 West exit toward Monterey. Continue on Highway 68 for about 18 miles until you reach downtown Monterey. Turn right onto Abrego Street, then left onto Munras Avenue, which becomes Alvarado Street. Continue to Calle Principal. The Monterey Hotel will be on your right at 407 Calle Principal.

From Southbound Highway 101: Take the Highway 156 West exit toward Monterey Peninsula. Continue about 7 miles, then merge onto Highway 1 South toward Monterey. Stay on Highway 1 for about 15 miles. Take the exit for Del Monte Avenue and follow signs into downtown Monterey. Turn left onto Alvarado Street, then right onto Calle Principal. The Monterey Hotel will be on your left at 407 Calle Principal.

BY REVIEWING THIS DOCUMENT, YOU VOLUNTARILY AGREE TO THE FOLLOWING:

That the material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of Everlygrove Hotel Brokers. In accepting this document, the recipient agrees to keep all data, research, and information contained herein confidential. This offering has been prepared to provide a summary information to educate prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation on your part.

Everlygrove Hotel Brokers and the seller have not made any in depth investigations of the actual property, including but not limited to any potential environmental problems that may exist and make no warranty or representations whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable.

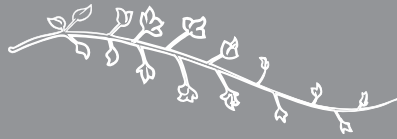
Any pro formas, projections, opinions, assumptions or estimates used are purely for those purposes only and do not necessarily represent the current or guarantee the future performance of the property. Everlygrove Hotel Brokers and Seller strongly recommend that prospective purchasers go beyond this offering, by conducting an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership. All parties are also advised that in any property the presence of certain kinds of molds, fungi, or other organisms may adversely affect the property and the health of those individuals exposed to them.

Everlygrove Hotel Brokers recommends, if prospective buyers have questions or concerns regarding these issues, that prospective buyers conduct further inspections using qualified professionals. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller. Seller shall be under no obligation to any party until such time as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

The principal officers of Everlygrove Hotel Brokers are Aaron Graves DRE #: 01787901 Aaron@EverlyGrove.com Ph: 805.704.0334, Katelyn Graves DRE #: 02078383 Katelyn@EverlyGrove.com Ph: 805.704.0334.

For more information on these and other exclusive listings, please visit our company website at www.everlygrove.com

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