



QUALITY INN & SUITES

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QUALITY INN

6311 33RD Ave NE, Marysville, WA 98271

Yearly Sales: \$1,476,000 (2023)
\$1,313,000 (2024)
\$1,336,000 (2025)

Franchise: Yes for now
(Option to change for non-franchise hotel)

Number of Unit: 59

ADR: \$120

Building Height: 2 Story

Building Size: 24,480SF

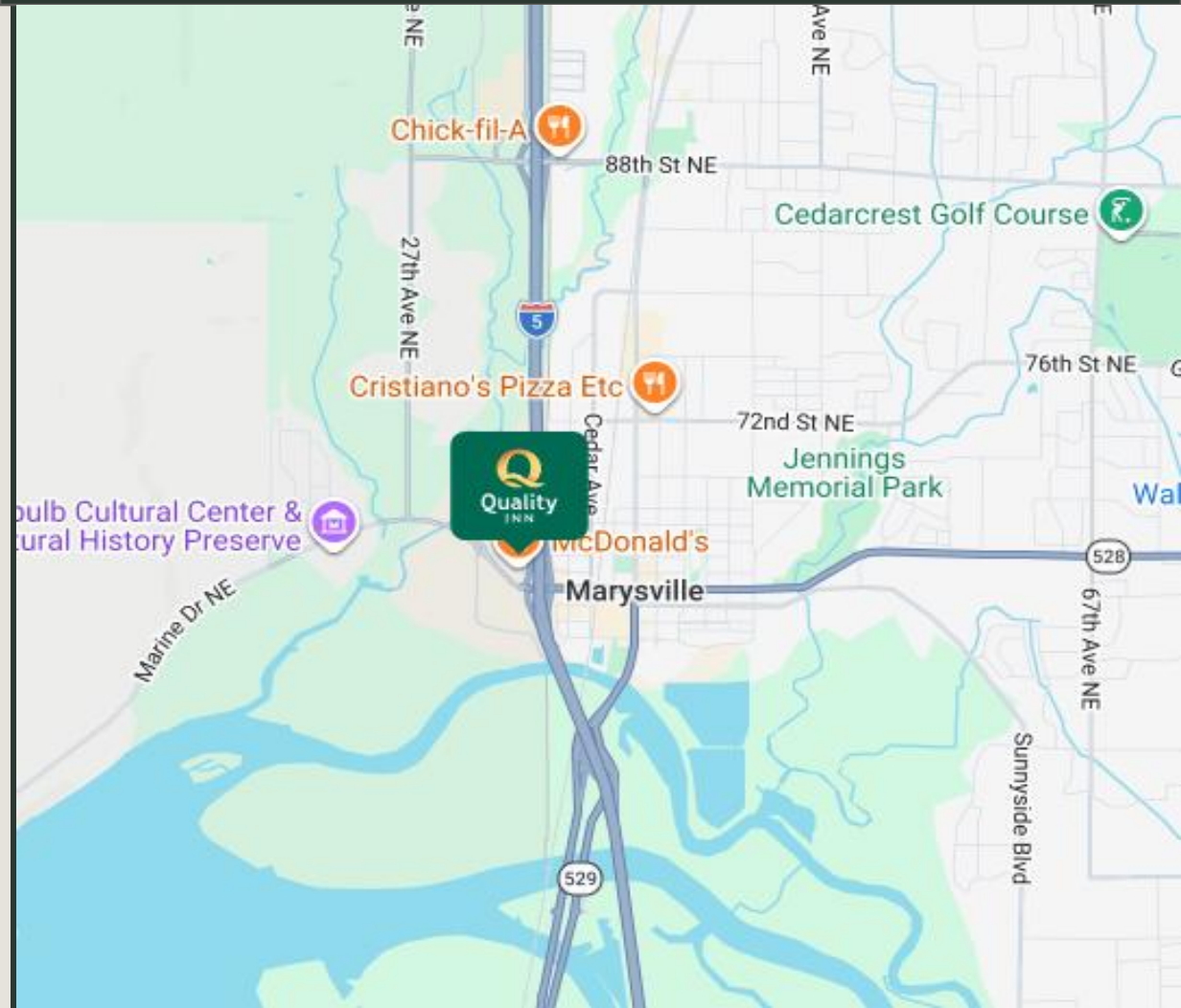
Year Built: 1995 (Renovated in 2022)

Ground Lease: 33 years left including options

Monthly Rent: \$13,878.37/month plus 6% over
\$750,000 Gross Revenue/year

Proforma Assumptions: Owner-operated,
independent branding, and 65% occupancy.

PRICE: \$2,950,000



REMARK I

Do not talk to any employees or seller regarding this sale. Please contact listing brokers only.

The 2 story hotel, just off Interstate 5 in Marysville., WA provides affordable comfort just minutes from the Tulalip Casino, Future of Flight Aviation Center and the Boeing Tour. Explore the many attractions near the hotel.

Great potential revenue and net operating income with a right operation, without franchise due to high lodging demand for this location. All financial statements and income proof are available upon acceptance of the offer.

This is only for Building Improvement and Business Assets. The land is leased, remaining the lease term left 33 years including options.

REMARK II

This property has historically been operated by an absentee owner, resulting in room occupancy levels currently around 40% and elevated overhead expenses, including a substantial franchise fee.

A new owner has the opportunity to remove the franchise flag and operate as an independent hotel. This approach can significantly improve profitability by reducing operating expenses, eliminating franchise fees, and increasing occupancy through flexible, targeted marketing strategies.

In the hospitality industry, 59-unit hotels are commonly operated as non-franchised properties, with owners managing operations directly and utilizing individualized online marketing. During peak seasons, this market consistently experiences short room availability, particularly among properties with fewer than 60 units, creating strong demand for well-managed independent hotels.

RECENT CAPITAL EXPENDITURES

1. New room furniture, bathroom tiles, new mattresses, new mirrors (2018-2019)
2. Public area and outdoor sign LED lighting upgrade (2019)
3. Lobby and Breakfast room tiling, new breakfast room counter and furniture (2020)
4. Hallway and room carpet, public restroom upgrade (2022/2023)
5. New garbage enclosure, new lobby furniture (2023)

PRIME LOCATION

The inn is just off Interstate 5 in Tulalip–Marysville, only 10 minutes from the Seattle Premium Outlets and the Tulalip Casino. Enjoy the outdoors with sailing, kayaking, or fishing on the Puget Sound. Spot wildlife at Point Susan, play golf on Gedney Island, or take a sunset walk along Tulalip Shores. Have a picnic at Comeford Park, or explore local tribal history at the Hibulb Cultural Center. There's plenty to do nearby, and the hotel puts you close to it all.



Attractions

Quil Ceda Creek Casino

1 mi

Hibulb Cultural Center

1 mi

Battle Creek Golf Course

1 mi

Cedarcrest Golf Course

2 mi

Legion Memorial Golf Course

3 mi



Business

Walmart

2 mi

Seattle Premium Outlets

2 mi

Everett Community College

4 mi

Providence Regional Medical

5 mi

Naval Station Everett

5 mi

PLACES NEAR BY



Tulalip Casino



Seattle Premium Outlets

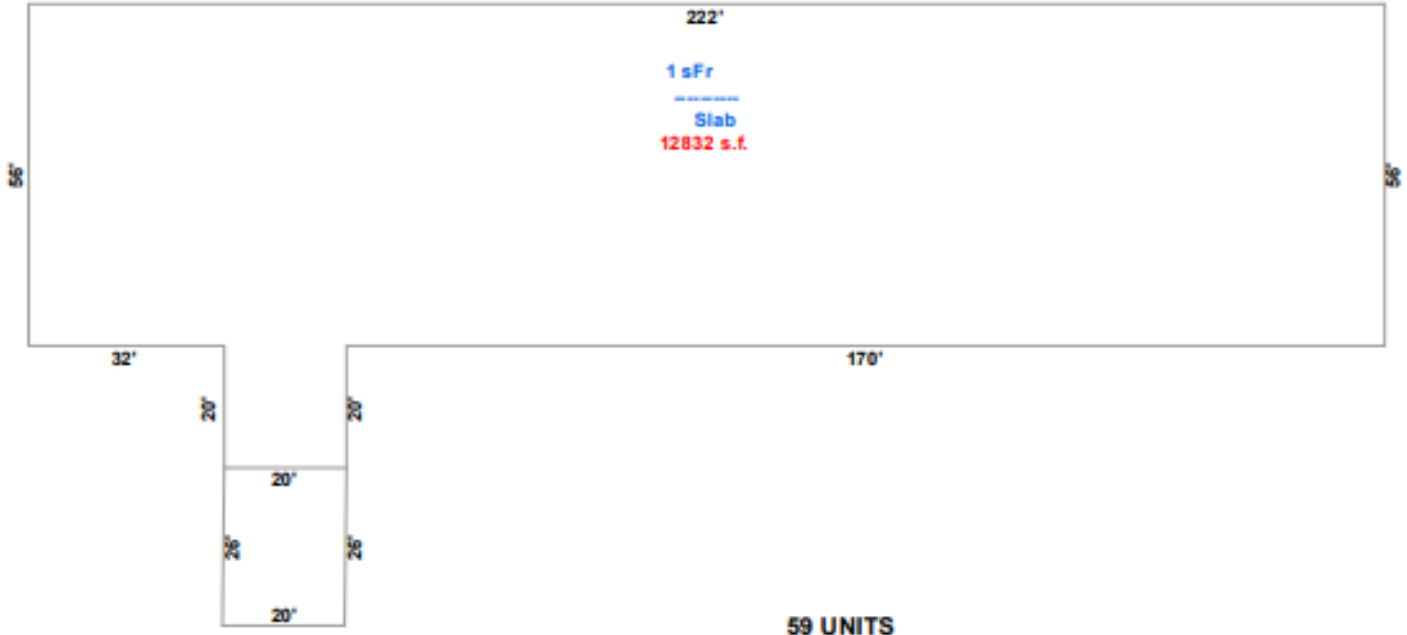
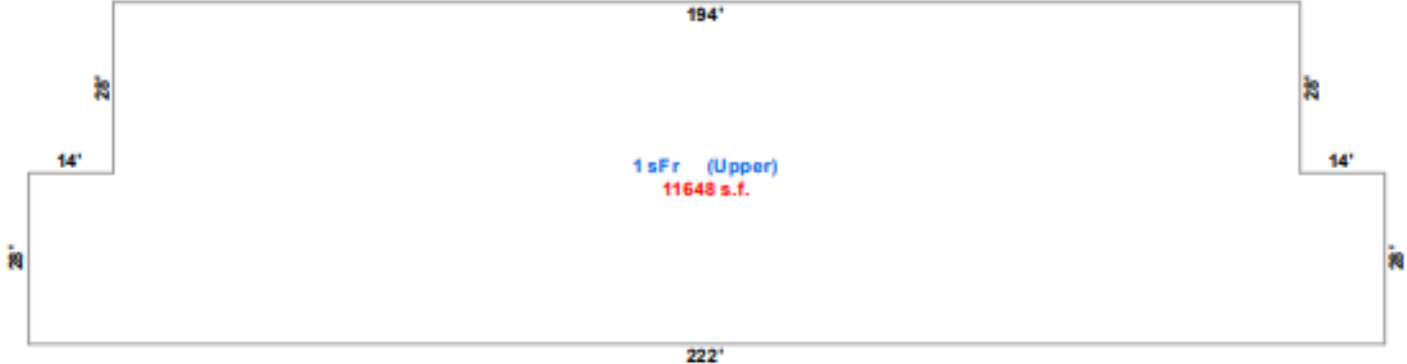


Naval Station Everett



Boeing

BUILDING PLAN



Com Cnpy Avg
520 s.f.

Quality Inn & Suites Tulalip

P & L Statement Profoma

Forcast Room revenue

Room	Daily	Yearly
59 Occu	ADR Sales	Sales
38.35	65% \$95	\$3,643 \$1,329,786

PROFORMA

PROFIT & LOSS

<u>Income</u>	
Revenues	1,329,786.00
Total Income	1,329,786.00
Gross Profit	1,329,786.00
<u>Expenses</u>	
Advertising and Promotion	27,910.00
Automobile Expenses	107.00
Bank Charges & Card Disc Fee	27,938.96
Breakfast Supply Expense	11,100.00
Commissions and Fees Exp	11,000.00
Computer and Internet Expenses	3,190.61
Fire Alarm Monitoring	260.05
Franchise Fee Expense	0.00
Insurance Expense	91,186.32
Interest Expense	0.00
Laundry & Linens	5,050.97
Licenses & Fees	3,000.00
Meals	502.52
Motel Land Lease Expense	193,536.00 (Base Rent + Percentage Rent)
Office Expense	486.87
Payroll - Salaries and Wages	200,000.00
Payroll Taxes	8,873.28
Payroll Service Fees	5,961.95
Pest Conrol	1,200.00
Postage	487.01
Professional Fees (Accounting)	2,500.00
Repairs & Maintenance Expense	27,877.65
Supplies Expense	8,206.87
Personal Property Tax	1,033.61
Property Tax	18,360.00
State Sales and B&O Taxes	97,540.27
Telephone & Internet Expense	5,060.55
Utilities	37,053.11
Total Expenses	789,423.60
Net Operating Income (Loss)	540,362.40
Total Net Operating Income	540,362.40