realpro

Reno Motel

Information Package

Reno Motel

1923 Avenue D

Fort Pierce, FL 34950

Investment Details

Purchase Price:	$400,000
Seller's Financing:	$325,000

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Gross Income:	$128,955
Expenses:	$56,663
Mortgage Costs:	$20,936

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Cash To Buy:	$75,000
Net Return:	68.47%

Income Potential

Nightly Rates vs Average Occupancy

	25.00%	50.00%	75.00%	100.00%
35	$67,068.75	$134,137.50	$201,206.25	$268,275.00
40	$76,650.00	$153,300.00	$229,950.00	$306,600.00
45	$86,231.25	$172,462.50	$258,693.75	$344,925.00
50	$95,812.50	$191,625.00	$287,437.50	$383,250.00
55	$105,393.75	$210,787.50	$316,181.25	$421,575.00

Weekly Rates vs Average Occupancy

	25.00%	50.00%	75.00%	100.00%
150	$40,950.00	$81,900.00	$122,850.00	$163,800.00
175	$47,775.00	$95,550.00	$143,325.00	$191,100.00
200	$54,600.00	$109,200.00	$163,800.00	$218,400.00
225	$61,425.00	$122,850.00	$184,275.00	$245,700.00
250	$68,250.00	$136,500.00	$204,750.00	$273,000.00

Rates: Nightly or Weekly

Average Occupancy

These tables below show gross income potential that property can generate. They compare average rates to average occupancy to determine the total gross income. There are 21 rooms in the hotel. The numbers speak for themselves.

Financials

Cash Purchase

Income for 2014	
January	$9,610.00
February	$13,550.00
March	$15,930.00
April	$10,535.00
May	$16,265.00
June	$9,000.00
July	$8,765.00
August	$7,340.00
September	$10,710.00
October	$9,050.00
November	$8,700.00
December	$9,500.00
Total	**$128,955.00**

Expenses for 2014	
Utilities	$28,131.00
Taxes	$6,127.00
Insurance	$5,550.00
Repairs	$3,899.00
Phone	$933.00
Cable	$6,108.00
Merchandise	$5,915.00
Total	**$56,663.00**
Net Income	**$72,292.00**
Purchase Price	$400,000.00
Return On Investment	18.07%

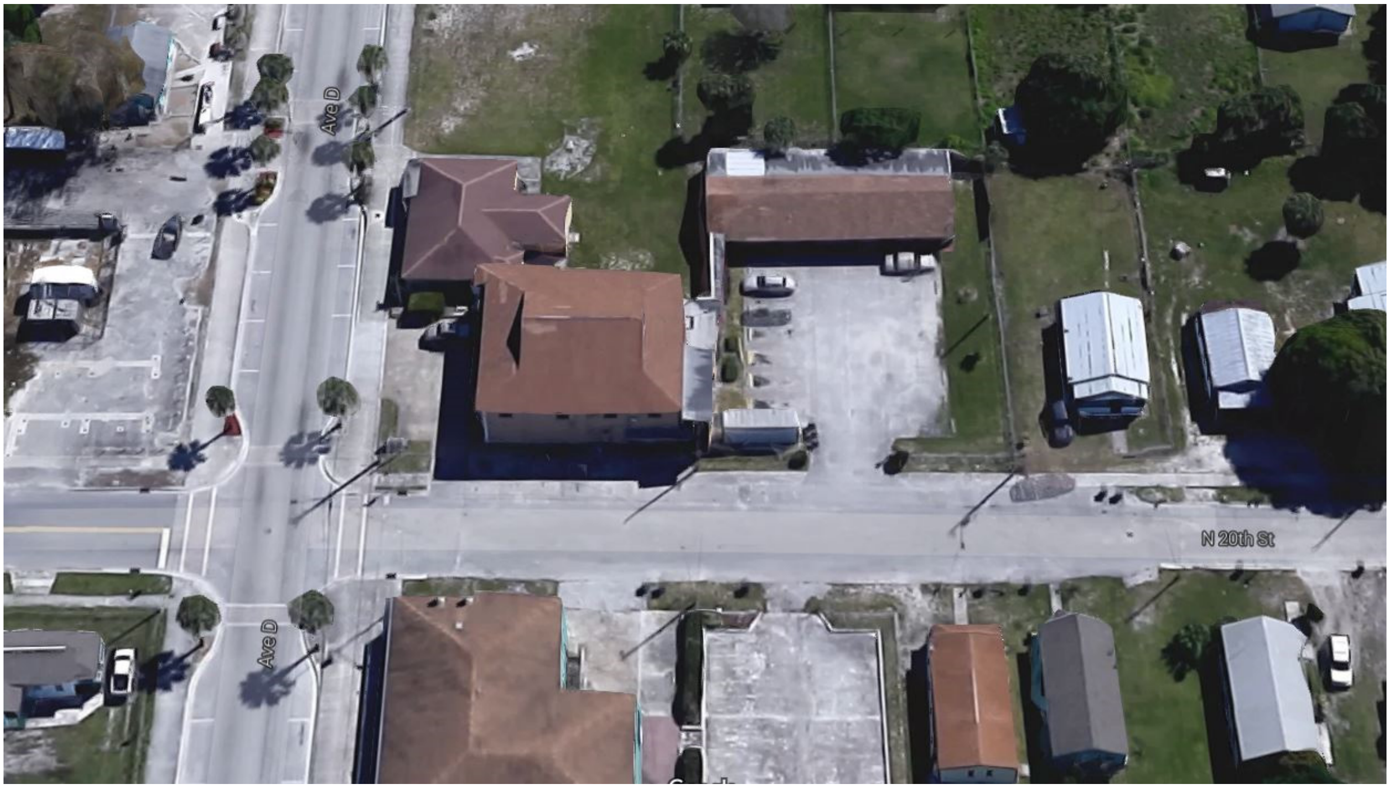
Leveraged Purchase

Income for 2014	
January	$9,610.00
February	$13,550.00
March	$15,930.00
April	$10,535.00
May	$16,265.00
June	$9,000.00
July	$8,765.00
August	$7,340.00
September	$10,710.00
October	$9,050.00
November	$8,700.00
December	$9,500.00
Total	**$128,955.00**

Expenses for 2014	
Utilities	$28,131.00
Taxes	$6,127.00
Insurance	$5,550.00
Repairs	$3,899.00
Phone	$933.00
Cable	$6,108.00
Merchandise	$5,915.00
Mortgage (325k at 5%)	$20,936.04
Total	**$77,599.04**
Net Income	**$51,355.96**
Purchase Price	$75,000.00
Return On Investment	68.47%

Salaries have not been included in these financials. Numbers are based on an owner-operator family. Actual salary expenses for 2014 were $18,000.00. Retail space is available for a store and is not being used at the moment. Unused space can generate an additional $25,000.00 in income per year.

Satellite Photos



Exterior

Exterior (cont'd)

Manager's Area

Manager's Area (cont'd)