



QUALITY INN & SUITES

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QUALITY INN & SUITES

101 128th Street SE, Everett, WA 98208

PRICE upon request

Yearly Sales: \$2,000,000

(Average last 4 years from 2022-2025)

NOI: \$860,000 (Based on 2026 Proforma)

Franchise: Yes

Number of Unit: 82

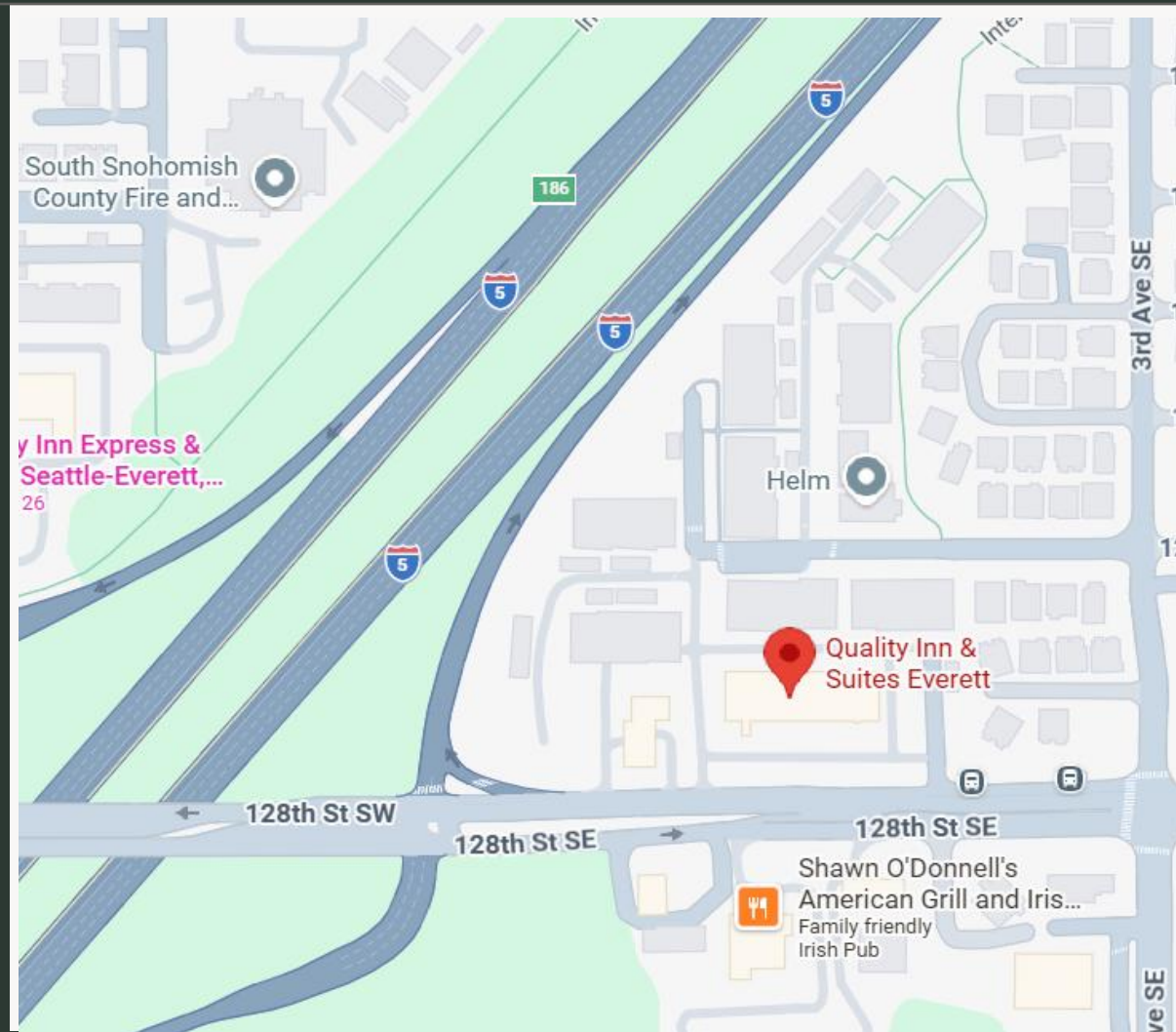
ADR: \$110

Building Height: 4 Story

Building Size: 48,584 SF

Lot Size: 1.4 Acres

Year Built/Renovated: 1970 , 2018, 2025



REMARK I

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

Excellent Location, 4 story hotel, just off Interstate 5 in Everett, WA. Close to the Future of Flight Aviation Center and the Boeing, explore the many attractions near the inn.

Great potential revenue upside based on the historical population growth. All financial statements and income proof are available upon acceptance of the offer. Current franchise PIP has been complied.

PLACES NEAR BY



Tulalip Casino



Seattle Premium Outlets



Naval Station Everett



Boeing

Quality Inn & Suites Everett

101 128th St SE, Everett, WA 98208-6337

Profit & Loss Jan 1 - Dec 2026 (12-month proforma)

Sales	Proforma	Adjusted	Comment
<u>Lodging Sales</u>			
Transient Room	1,766,715.36	1,766,715.36	
Non-Transient Room	374,603.86	374,603.86	
<u>Total Lodging Sales</u>	<u>2,141,321.22</u>	<u>2,141,321.22</u>	
Sales Returns			
<u>Total Income</u>			
<u>Gross Profit</u>	<u>2,141,321.22</u>	<u>2,141,321.22</u>	
<u>Expenses</u>			
Advertising and Promotion	1,734.62	1,734.62	
Auto Exp	732.75	732.75	
Business Licenses and Permits	1,626.00	1,626.00	
Cleaning Service	1,603.51	1,603.51	
Commission Expense	47,657.23	47,657.23	
Computer & Internet Expenses	37.43	37.43	
Insurance Expense	63,604.15	63,604.15	
Sub Total	111,708.80	111,708.80	
<u>Interest Expenses</u>			
Passy Bank Interest	337,950.51	0.00	Loan Interest
Unidant Line of Credit 44305100	55,248.22	0.00	Loan Interest
<u>Total Interest Expenses</u>	<u>433,217.73</u>	<u>0.00</u>	
<u>Linens and Lodging Supplies - Other</u>			
Breakfast	27,166.30	27,166.30	
Linens and Lodging Supplies - Other	55,915.76	55,915.76	
<u>Total Linens and Lodging Supplies</u>	<u>83,082.06</u>	<u>83,082.06</u>	
<u>Membership & Fees</u>			
Merchant Service Fees	60,035.40	39,634.93	
Office Expenses	2,539.84	2,402.30	
Sub Total	66,475.13	62,927.26	
<u>Payroll Expenses</u>			
Federal Unemployment	1,593.35	1,593.35	
Labor and Industries Company	17,520.30	17,520.30	
Medicare Company	6,546.51	6,546.51	
Social Security Company	17,327.94	17,327.94	
WA - Employment Admin Fund	171.95	171.95	
WA - Unemployment	1,158.23	1,158.23	
Payroll Expenses - Other	634,728.05	473,728.05	Family Wage 1200Q/m
<u>Total Payroll Expenses</u>	<u>638,338.74</u>	<u>443,138.74</u>	

PROFORMA

PROFIT & LOSS

Professional Fees		
Accounting	5,500.00	5,500.00
Professional Fees - Other	241.20	241.20
Total Professional Fees	5,741.20	5,741.20
Recreating Fees		
Recreating Fees	117.67	117.67
Repairs and Maintenance	66,353.39	66,353.39
Small Tools and Equipment	91.00	91.00
Software Expenses	2,502.03	2,502.03
Franchise Fees	163,200.00	163,200.00
Sub total	252,264.28	252,264.28
Taxes		
Local Property Tax	67,219.17	67,219.17
State B&O Tax	7,393.32	7,393.32
Total Taxes	74,612.49	74,612.49
Telephone Expense	10,288.31	10,288.31
Utilities		
Electric & Gas	50,784.78	50,784.78
Internet Expenses	34,623.40	34,623.40
Trash & Recycling	14,659.95	14,659.95
Water & Sewer	30,861.98	30,861.98
Total Utilities	117,030.11	117,030.17
Total Expenses	1,360,458.00	1,282,761.95
Net Operating Income	290,852.62	538,539.87
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Any fluctuations plus/minus have been checked. Exact figures are provided. All figures are in US dollars, unless otherwise specified. All figures are in US dollars, unless otherwise specified.

EXPLANATION: These financial statements have not been subjected to an audit for

revenue or compliance engagement, and assurance is provided on them.

PROFORMA

PROFIT & LOSS

continue