



Alex Tank Real Estate Investments
THE CREATIVE COMPANY WITH HUMAN FLAIR

Offering Memorandum

SUTTER INN

**730 N Palora Ave,
Yuba City, CA 95991**



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Property Overview

Property Type: **Hospitality**

Total Rooms: **51**

Year Built/Renovated: **1988**

Building Height : **3 Stories**

Building Size: **23,145 SF**

Land Size: **31,712 SF**

Building zoning : **C-2**

Typical Room Size : **454 SF**

Parking : **Surface Parking**



Property Highlights



Free Wi-Fi



Pets Friendly



**Outdoor
Parking**



**Non-Smoking
Rooms**



**Coffee Maker
in Room**



**Continental
breakfast**



Kitchenette



**Accessible
Rooms**



**Onsite
Swimming Pool**

Property Overview

Three-Story Property

Offers 3 levels of accommodation for guests, optimizing space utilization and guest experience.

Interior Corridor Design

Provides enhanced security, climate control, and a welcoming atmosphere for guests.

Future Branding Opportunities

The property offers flexibility to align with multiple franchise brands, allowing new ownership to choose the most suitable branding option for maximizing revenue and visibility.



Property Overview

On-Site Manager's Apartment

Includes a dedicated manager's living space, ensuring convenience and hands-on property management.

Recently Refurbished

The property has undergone recent renovations, including updated interiors and modern amenities, enhancing its appeal and reducing immediate capital expenditure for new owners.



Manager's Apartment with front desk access door



Property Overview



Investment Overview

The **Sutter Inn** presents a compelling opportunity for investors seeking a well-positioned hospitality asset in the thriving Yuba City market. With its three-story design, recent refurbishments, and versatile branding options, the property is primed for sustained revenue growth and operational efficiency.

Asking Price **\$5.7 M**



Sutter Inn

**Experience
exceptional
hospitality in
Yuba city.**



Amenities

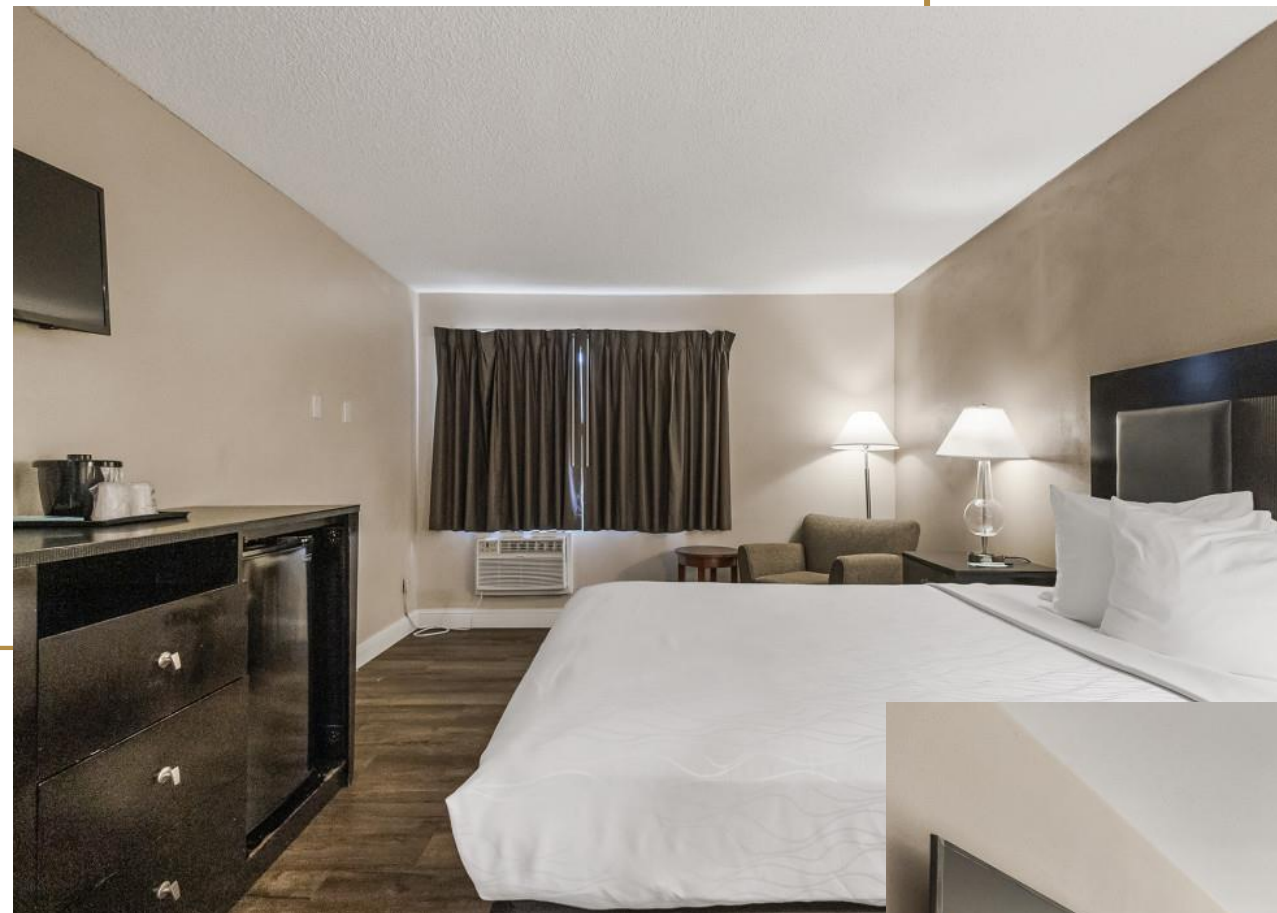
- Flat Screen TV with premium channels
- Electronic Locks
- Free High-Speed Wi-fi
- Outdoor Parking
- Vending Machines
- Breakfast
- Desk
- Sofa
- Non-Smoking Rooms
- Microwave
- Air conditioning
- Heater
- Coffee/Tea Maker
- Refrigerator
- All fixtures in bathroom

Rooms

1 Queen Bed	20
2 Queen Bed	25
Suite Rooms	6

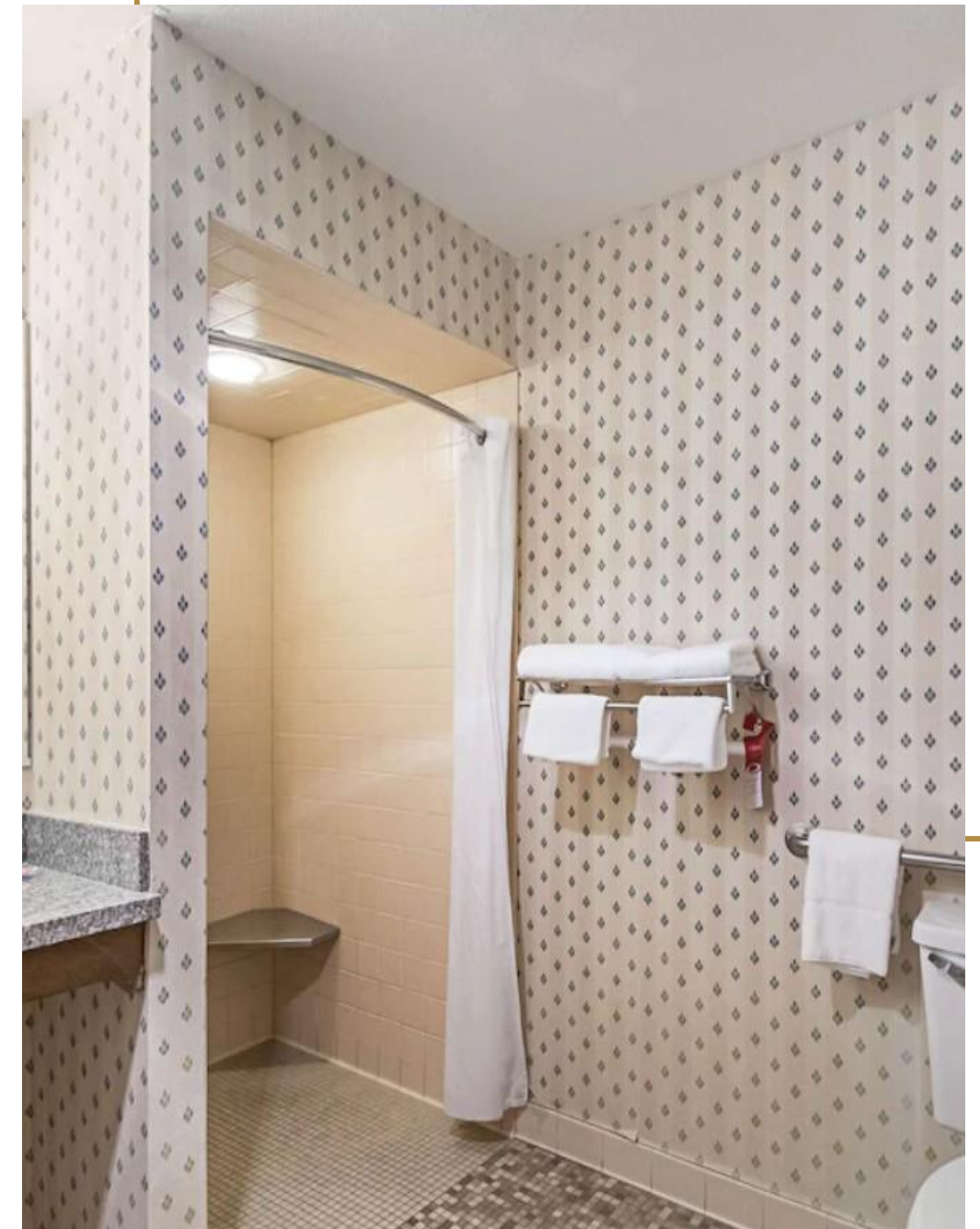
Total 51

Average Room Size: 400 SF



Bathrooms

- Grab Bars
- Shower/Tub
- Tissue Box
- Basic Toiletries
- Bath Towels



Financial Overview


Revenue Breakdown

2019	\$1,066,129	Pre Covid
2020	\$892,631	Covid
2021	\$871,028	Covid
2022	\$1,167,321	Post Covid Recovery
2023	\$785,072	Transition Year
2024	\$998,000	Under Stabilizing
Forecast 2025	\$1,210,000	Stabilizing
Forecast 2026	\$1,430,000	Full Stabilized

Market Overview

Yuba City, located in Northern California's Sacramento Valley, serves as a regional hub for commerce, agriculture, and services

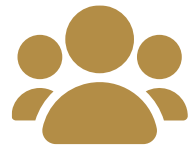


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Market Overview



Population

2022

69.5k

Median Age

35.6



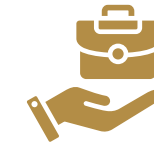
Income

Median Household Income

\$70,412

↑ **9.63%**

1 year Growth



Employment

city supports approximately

30,500

Business

6,500

Employees across various industries, reflecting its role as a regional employment hub within the Sacramento Valley.

Market Overview

TOP EMPLOYMENT CATEGORIES

Employer	Industry	Number of Employees
Yuba City Unified School District	Education	~1,358
Sutter County	Government	~959
Rush Personnel Services	Employment Agency	~661
Sunsweet Growers	Agriculture/Manufacturing	~600
Sutter North Medical	Healthcare	~475
Walmart Supercenter	Retail	~400
The Home Depot	Retail/Home Improvement	~300

Market Overview

TRANSPORTATION

Sacramento International Airport (SMF)

Located approximately 40 miles south of Yuba City. Offers a wide range of domestic and international flights, serving as the primary airport for the region.

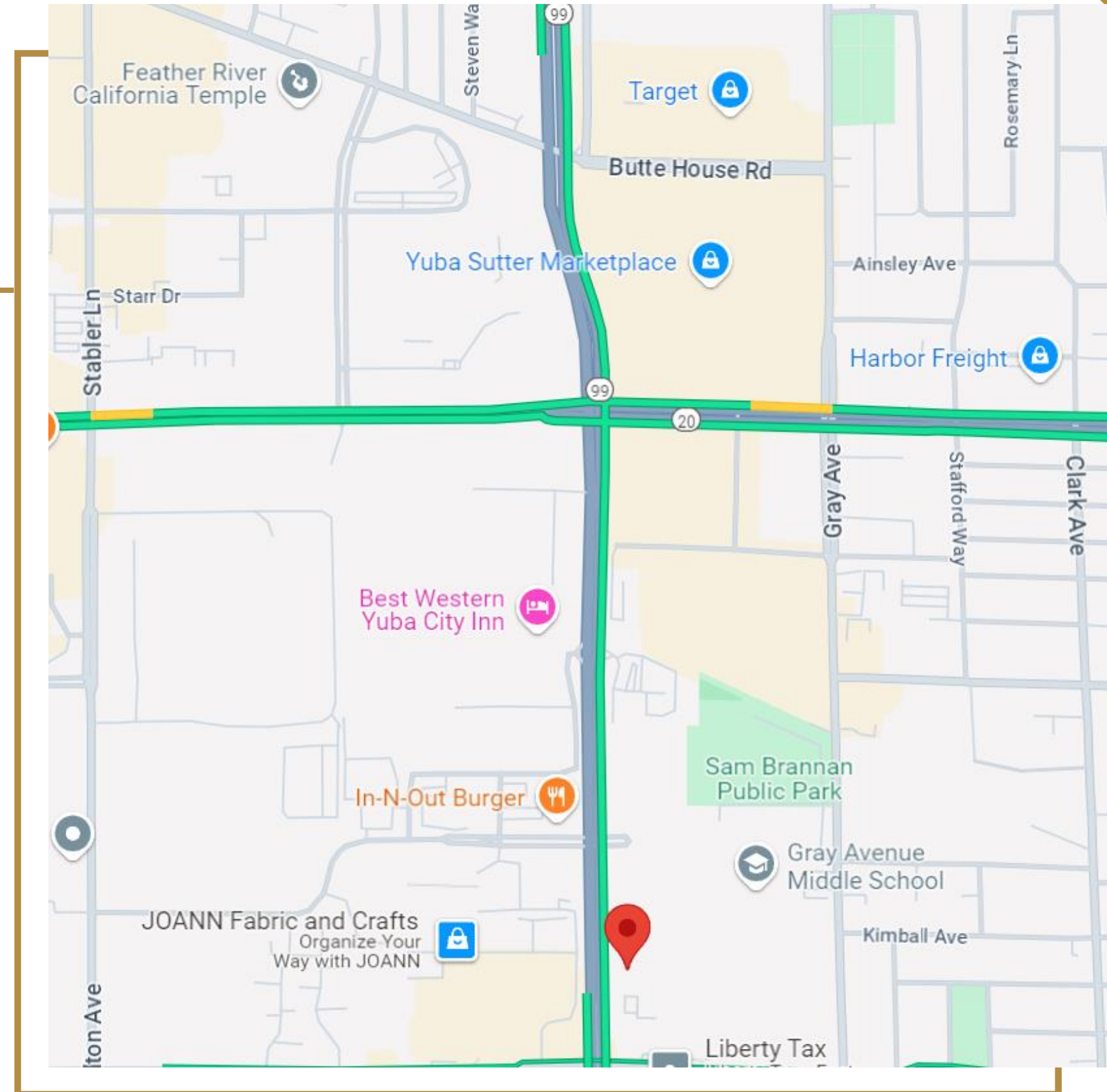


Market Overview

TRANSPORTATION

Highways: Yuba City is well-connected by major highways, including California State Route 20 and State Route 99, ensuring seamless regional access.

Public Transit: Yuba Sutter Transit provides local bus services, offering convenient transportation within the city and nearby areas.

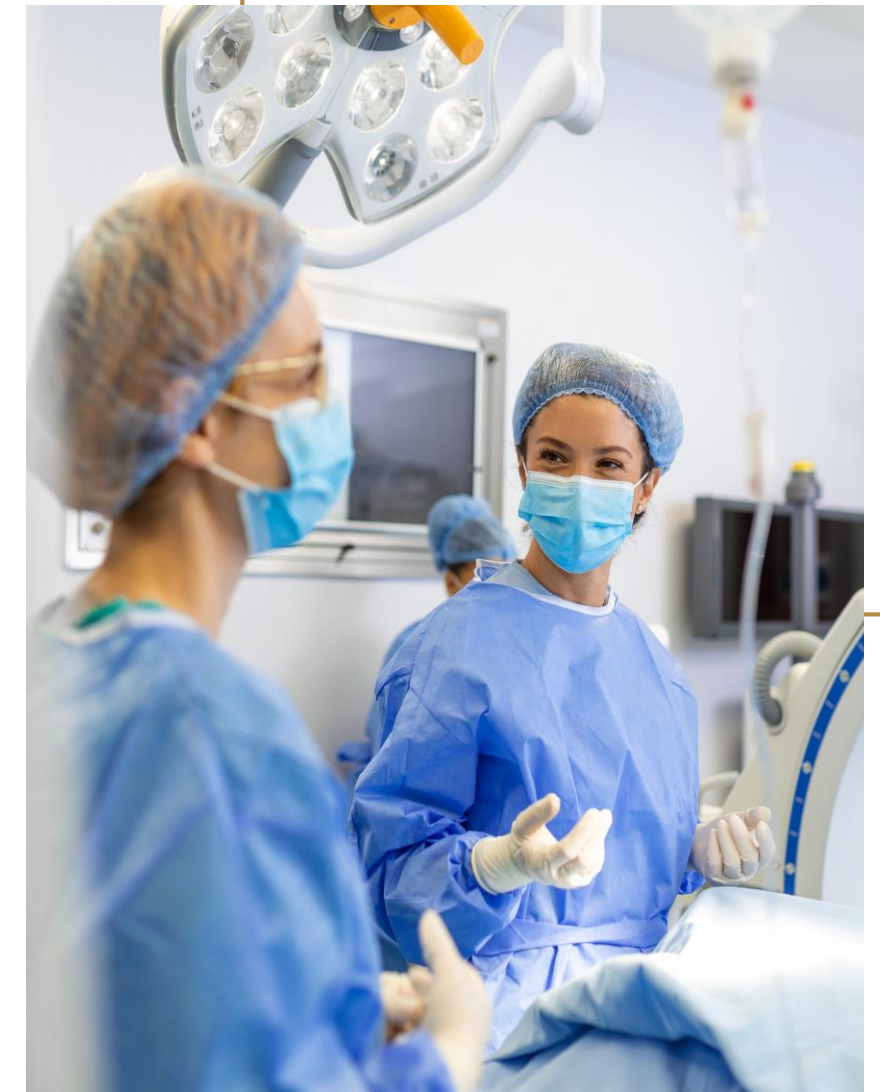


Market Overview

KEY INDUSTRIES AND EMPLOYMENT

Agriculture: Yuba City hosts the world's largest dried fruit processing plant, Sunsweet Growers Incorporated, underscoring the importance of agriculture to the local economy.

Retail and Healthcare: These industries are key employers in the region, with major organizations such as the Yuba City Unified School District, Sutter County, and Sutter North Medical Group playing a significant role.



Market Overview



Bok Kai Temple



**Gray Lodge
Wildlife Area**



Collins Lake

Market Overview



Cinemark Yuba City



**Gauche
Aquatic Park**



**Sutter Buttes
Brewing**

Encumbrance

FRANCHISE

The hotel is being offered FREE from any franchise. Prospective purchasers should contact future hotels franchiser to determine franchising application fees and terms.

FINANCING

The Financing is available.

MANAGEMENT

The Property is being offered free and clear of any franchise encumbrances providing an operator with the flexibility to develop new brand or revamp the operational strategies of the current operator.



Online Reviews

What our Customer have to Say



 (619) 500 4241

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 www.alextank.com

Happy Customers

★★★★★

Just want to say I was really surprised on the customer service front desk (Tracy) very polite, fast , respectful and beautiful good job .. you should get a raise...

★★★★★

Everyone that works at this motel is very professional and friendly. I've been staying at this motel for 2 yrs now, and they're why I keep coming back.

Happy Customers



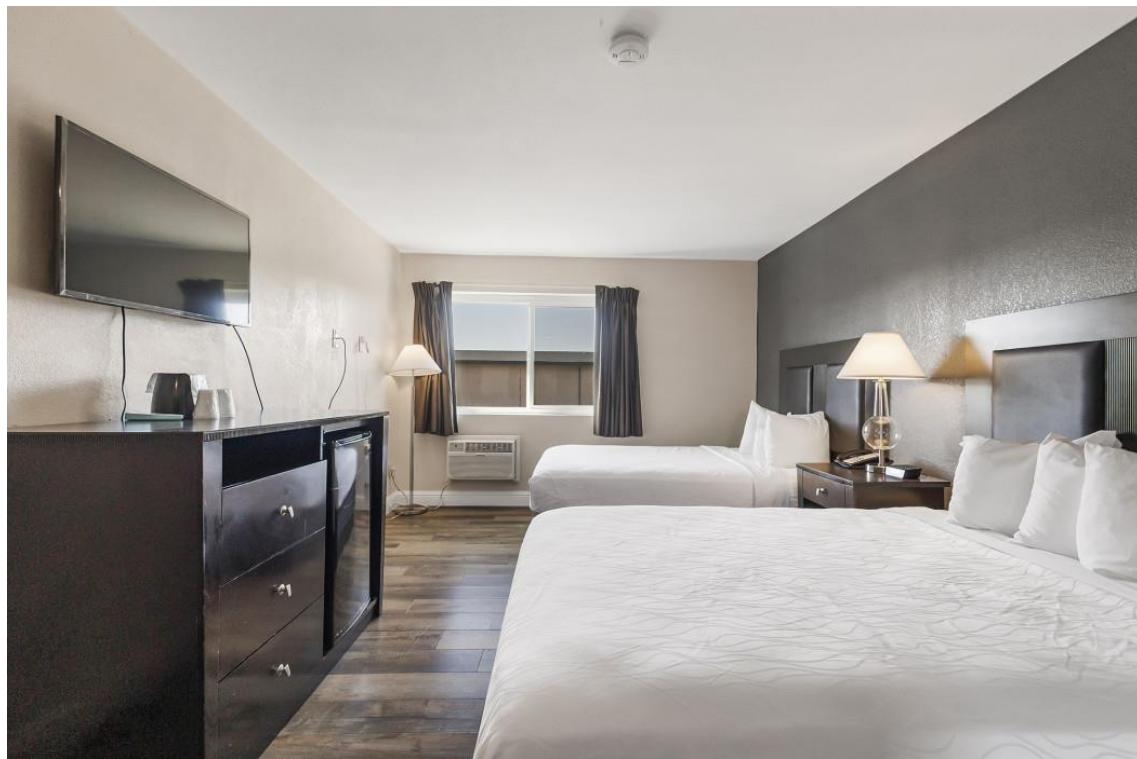
Sutter Inn is a spacious hotel with affordable rates. The beds were very comfortable, and their staff was friendly and ready to go out of their way to help guests. The cleanliness of this hotel was top-notch.



Really polite staff
The staff are really nice and polite, they keep everything clean and work hard







Notice to Purchasers

Agency

Real estate brokers and their agents play a crucial role in transactions, guided by both legal requirements and established practices:

- Brokers and agents can represent any party in a real estate deal.
- Unless agreed otherwise, brokers typically represent the listing broker and seller, while buyers are considered customers.
- The broker and their agents owe clients duties of disclosure, loyalty, and faithfulness, while treating all parties fairly.
- Even when representing the seller, brokers can provide information to buyers, show properties, and assist in making offers.
- Brokers must accurately answer customer questions, disclose material property information, and promptly share all offers with both customers and clients.

Alex Tank Real Estate Investment is the listing broker for the property submitted in this informational brochure. They represent the seller and will be paid a commission by the seller.

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