



EVERLYGROVE

HOTEL BROKERS



Comfort™
INN

A Classic Coastal Stay on Highway 1

OFFERING AT: \$7,900,000 | 48 ROOMS | \$164,583.33/ROOM



EVERLYGROVE TRANSACTION TEAM



AARON GRAVES
Aaron@everlygrove.com
Founder



LAURA ENGLISH
Laura@everlygrove.com
Marketing



ASHLEY LAVACOT
Ashley@everlygrove.com
Operations



CHRIS OH
Chris@everlygrove.com
Regional Manager



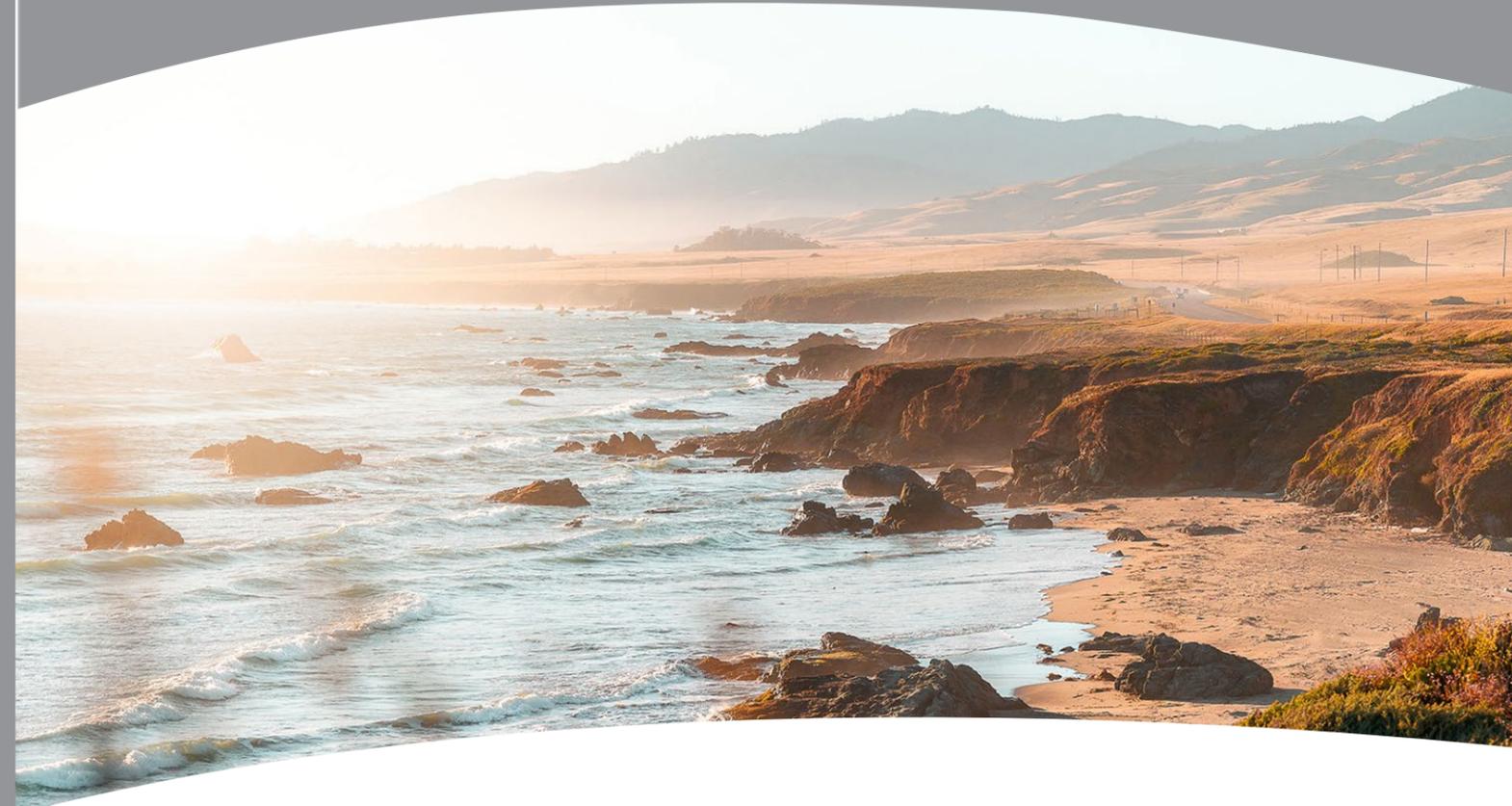
JOHN SIMPSON
John@everlygrove.com
Revenue Management



FALLON WILLIS
Fallon@everlygrove.com
Human Resources

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THE OFFERING

Everlygrove Hotel Brokers is pleased to present the opportunity to acquire the Comfort Inn in San Simeon, California. Located along the world-renowned Pacific Coast Highway, this 48-key, 26,018-square-foot hotel sits on approximately 1.00 acre on California's Central Coast. Please contact the broker to schedule a tour; do not visit the property unannounced.





PROPERTY INFORMATION



Sale Price: \$7,900,000

Location Information

Building Name	Comfort Inn San Simeon
Street Address	9280 Castillo Drive
City, State, Zip	San Simeon, CA 93452
County	San Luis Obispo

Building Information

Number of Buildings	2
Number of Rooms	48
Building Size	26,018 Square Feet
Proforma NOI	\$511,326
Year Built	1982
Year Last Renovated	2023
Condition	Very Good
Roof	Tile and Rolled Asphalt
Framing	Wood & Stucco
Corridors	Exterior
Foundation	Concrete Slab

Renovated in 2023

- New LVT/Tile flooring in all guestrooms
- New Exterior painting and San simeon exterior Mural
- New shutter Window treatment in all guestrooms
- New 50" Proidom tvs in all guestrooms
- Painted all Guestrooms
- New mattress and bed frames in all guest rooms
- New Camera systems
- New data system

General Information

Property Type	Hospitality
Property Subtype	Limited Service
Lot Size	1 Acre
APN#	013-071-027
Opportunity Zone	No

Parking and Transportation

Parking Type	Surface
# of Parking Spaces	79 + 3 ADA

Mechanical

PTAC	All Guest Rooms
Boilers	N/A
Washers	All Linens & Terry's Washed Onsite
Dryer	All Linens & Terry's Dried Onsite
Guest Laundry	1 Coin Operated Washer and Dryer
Solar	Owned, Net \$0 Annually

Managers Unit

Yes	2 Bed, 1 Bath
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Property Management

PMS Software	AutoClerk
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Renovated Living quarters (paint, flooring, appliance, kitchen counters and bathroom)

Renovated Lobby (paint, flooring, Registration desk, Vending)

Replaced all gym equipment, new lighting, new flooring, new mirrors and painted

replaced and installed breakfast room fridge, freezer and breakfast serving appliances

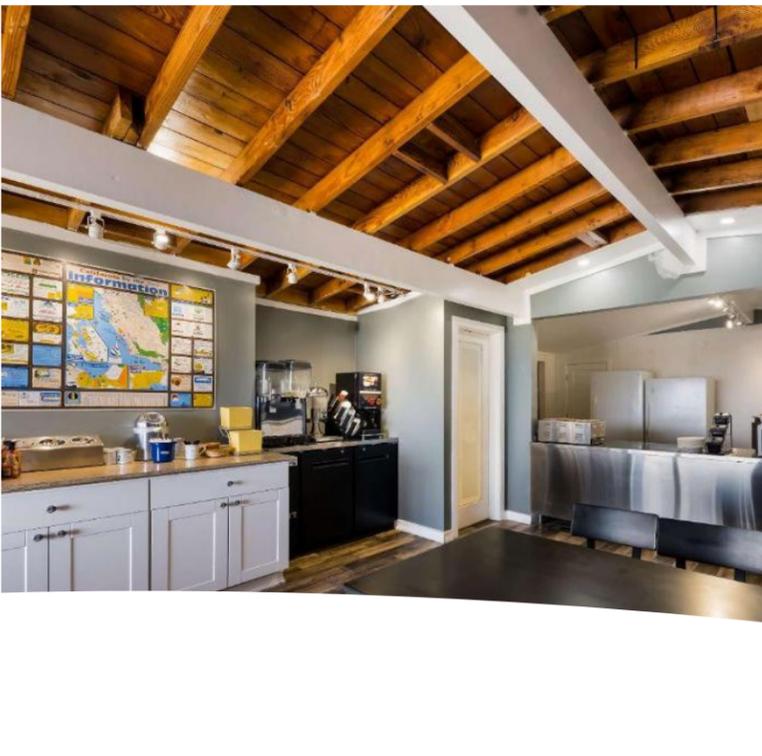
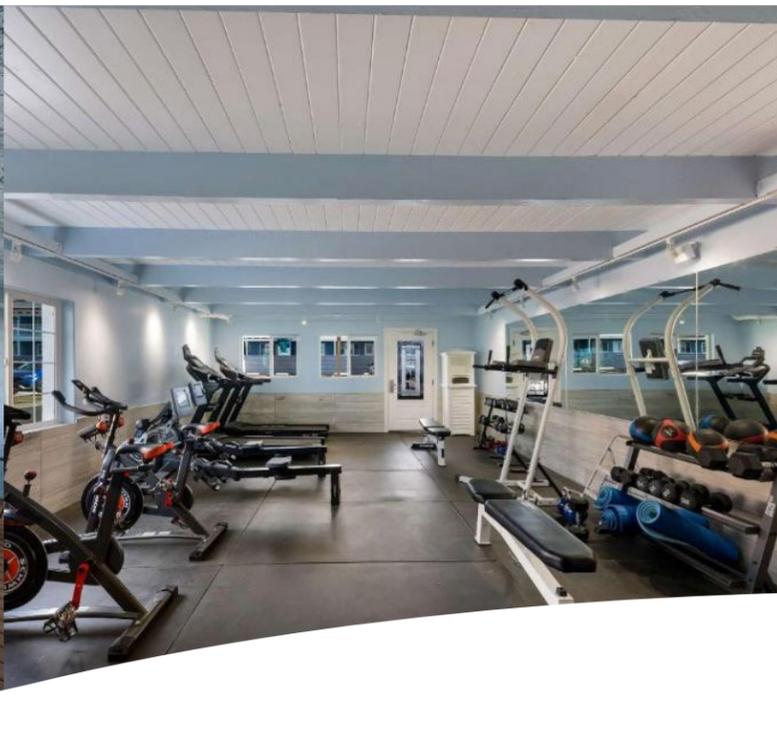
Breakfast room newly painted and new counters

All new exterior signage

EXTERIORS



INTERIORS





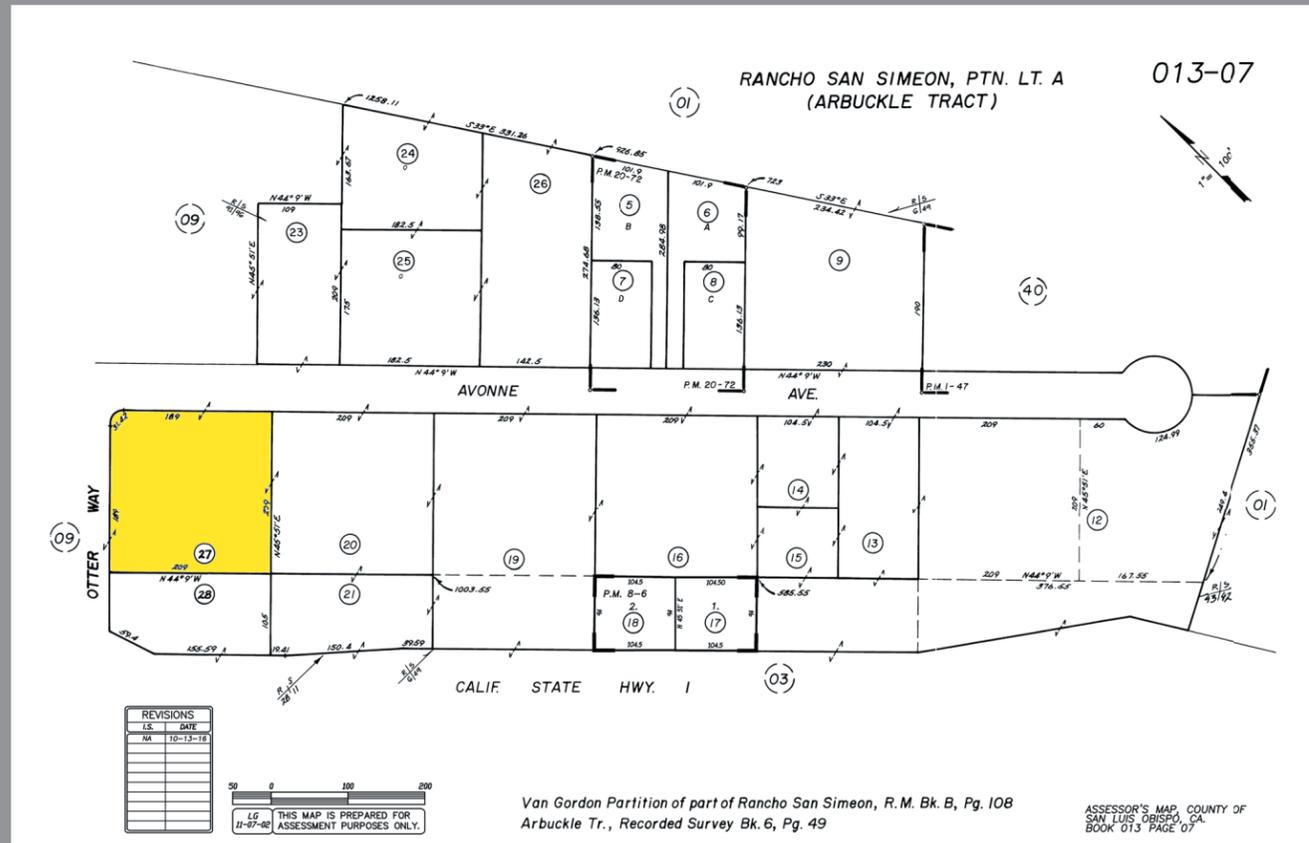
BIG SUR RESTAURANT

On-site ±2,500 sq. ft. restaurant space. Ideal for hotel guests seeking a convenient hospitality offering. Currently rented month-to-month at \$3,300 per month to existing tenants. Owner pays property taxes; tenant is responsible for all other utilities. Keep as-is or redevelop into a new restaurant opportunity!



MAPS

PARCEL MAP



APN: 013-071-027

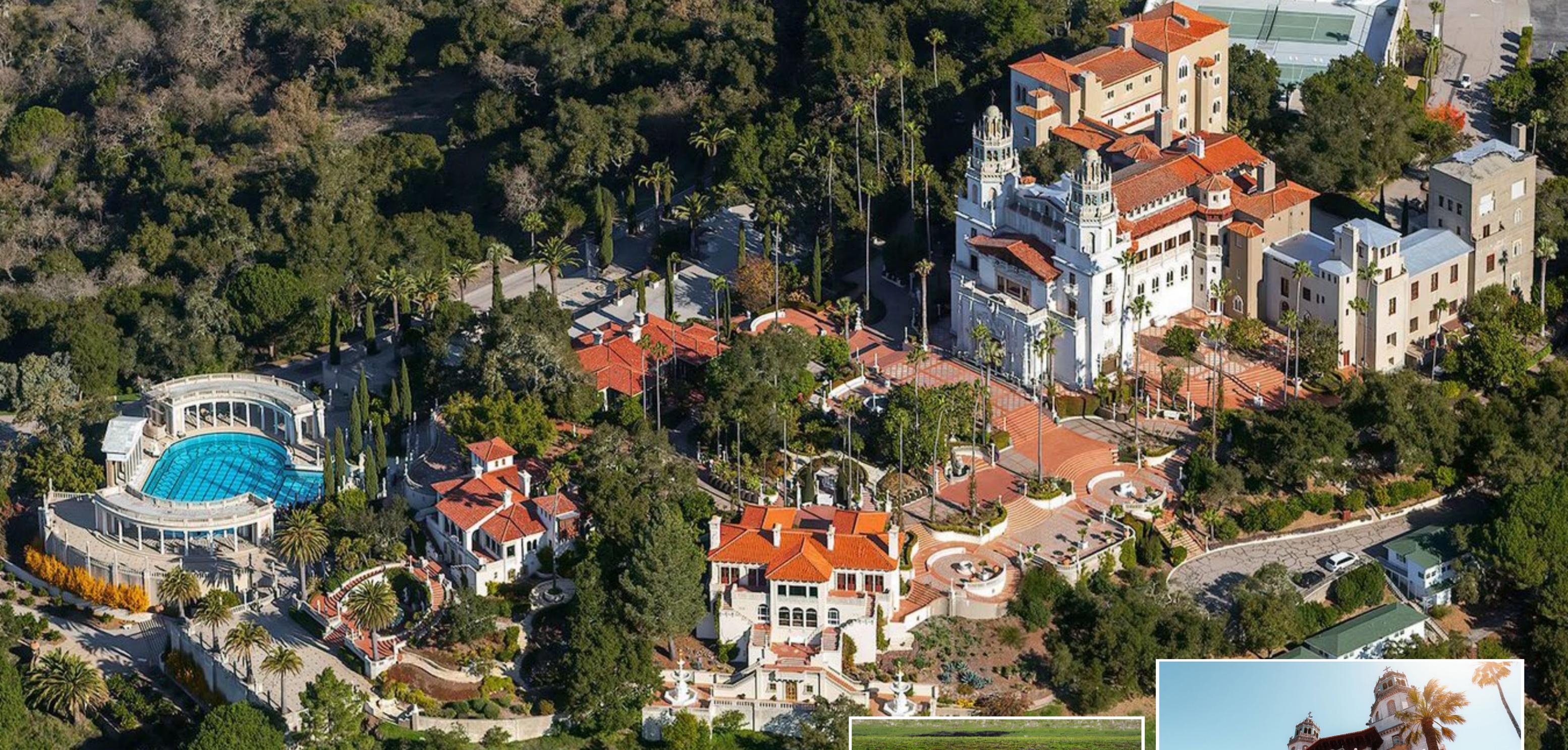




DEMAND DRIVERS

The Comfort Inn benefits from strong year-round tourism driven by its proximity to the Pacific Ocean, scenic Highway 1, the popular Elephant Seal Rookery, Piedras Blancas Light Station, and the world-famous Hearst Castle. Just a short drive from Paso Robles wine country, the property is ideally positioned to attract both coastal travelers and inland wine enthusiasts exploring California's Central Coast.





Hearst Castle

Hearst Castle, just minutes from The Comfort Inn, is one of California's most iconic and visited landmarks, attracting over 750,000 guests annually. Perched high above the coastline, the historic estate, built by publishing magnate William Randolph Hearst, features opulent architecture, art collections, and sweeping views of the Pacific. Visitors tour grand rooms, gardens, and pools that capture the extravagance of early 20th-century California. Beyond the castle gates, guests are often surprised to spot zebras grazing along Highway 1, remnants of Hearst's once-private zoo. As a year-round destination, Hearst Castle remains the Central Coast's crown jewel and a major driver of overnight stays in San Simeon.



Piedras Blancas Seal Rookery & Light Station

Just north of The Comfort Inn, the Piedras Blancas Elephant Seal Rookery and Piedras Blancas Light Station offer two of the most unique and heavily visited attractions along California's Highway 1. The rookery draws hundreds of thousands of visitors annually, especially during peak seasons in winter and spring, when thousands of massive elephant seals gather to breed, molt, and rest. Just a mile away, the historic Piedras Blancas Light Station—first illuminated in 1875—offers guided tours showcasing its maritime legacy and panoramic ocean views. Together, these attractions provide a rich, educational, and unforgettable coastal experience that continues to drive strong visitor demand to the San Simeon area year-round.





Highway 1

California's Highway 1 is one of the most iconic and heavily traveled coastal routes in the world, drawing millions of visitors annually who seek scenic beauty, coastal recreation, and authentic California experiences. The San Simeon segment of Highway 1 serves as a key gateway between Big Sur, Cambria, and the broader Central Coast, creating consistent year-round traffic from leisure travelers, road-trippers, and international tourists.

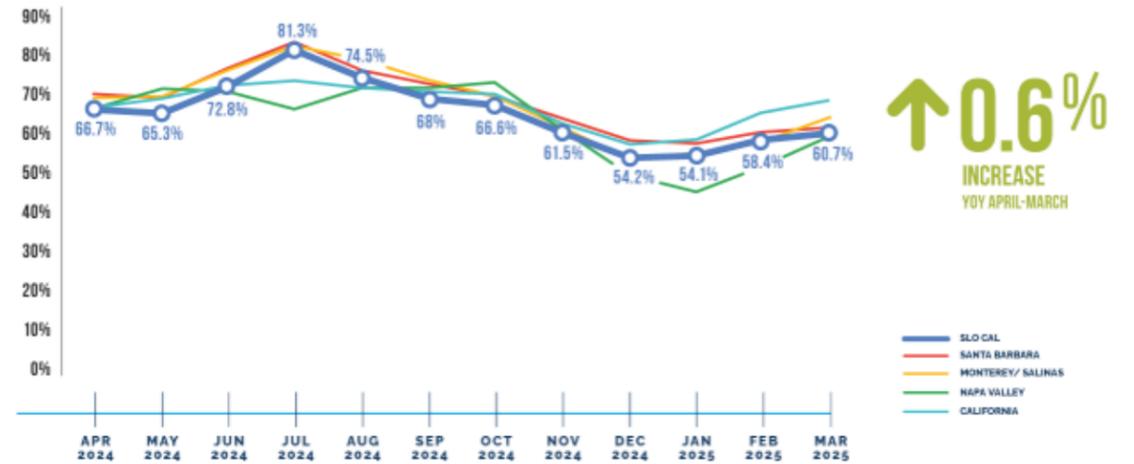
Hotels located directly along Highway 1 benefit from exceptional visibility, ease of access, and built-in demand driven by drive-by exposure. San Simeon's proximity to Hearst Castle, coastal viewpoints, state beaches, and wildlife attractions further strengthens lodging demand, as visitors typically require overnight accommodations to fully experience the area.



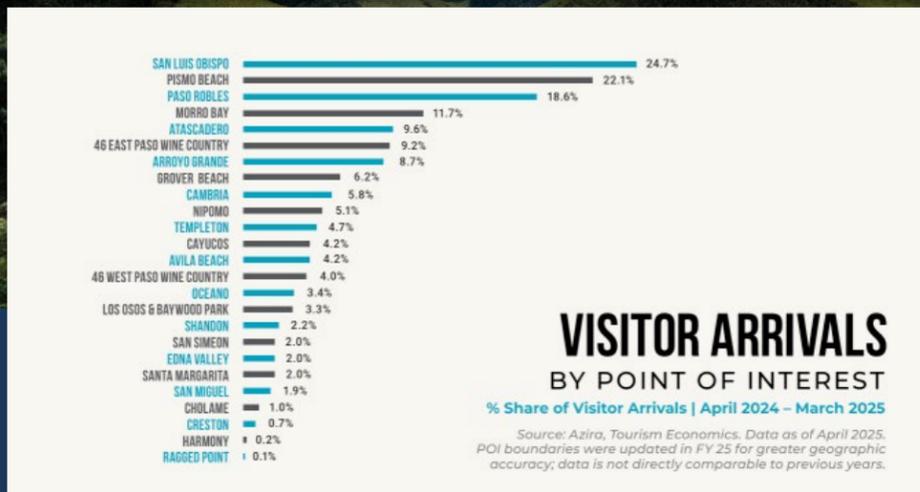
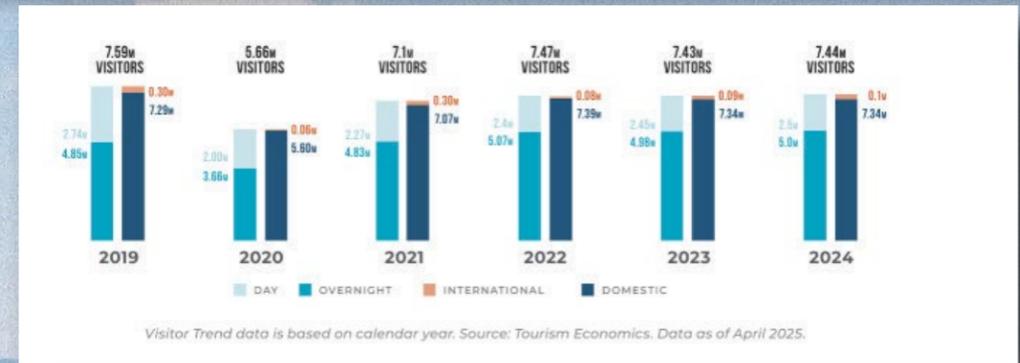
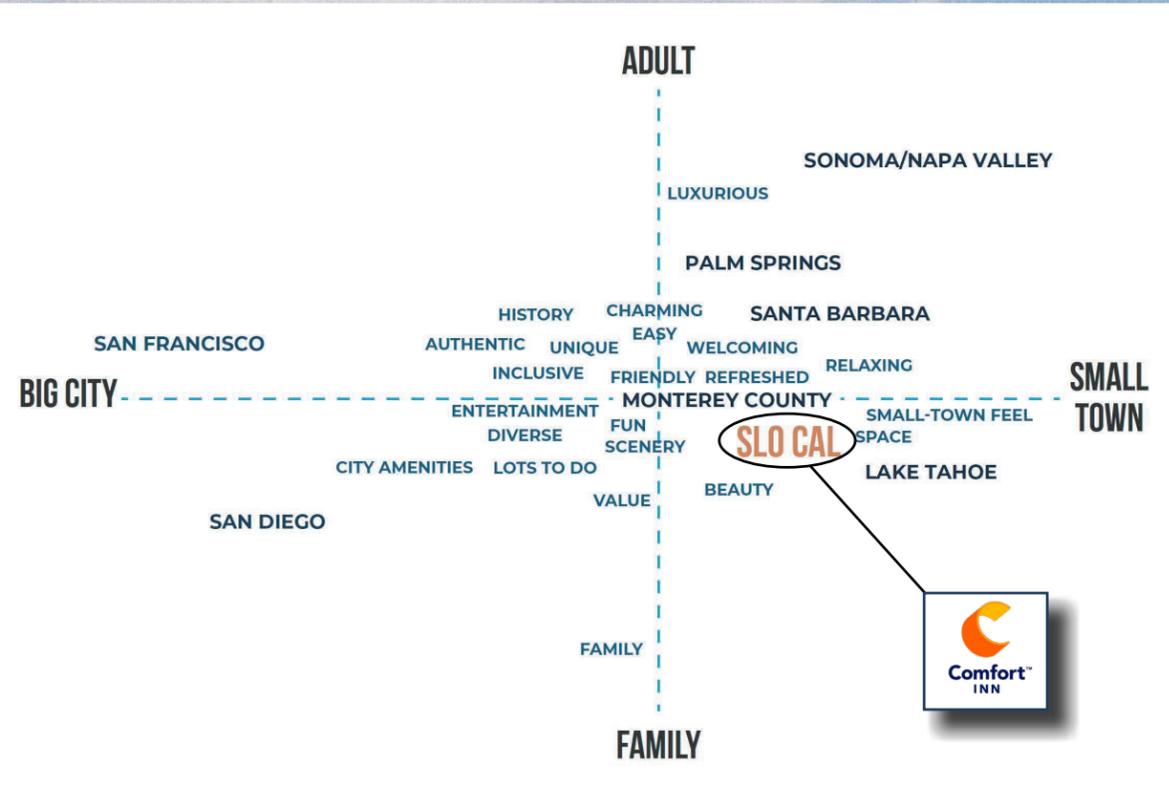
TOURISM DATA

AREA STATISTICS

HOTEL OCCUPANCY (OCC)



Source: CoStar Group, STR, LLC., Tourism Economics. Data as of April 2025.



CROSS-VISITATION

1.5 0.0% INCREASE YOY APRIL-MARCH

COMMUNITIES PER UNIQUE ARRIVAL

April 2024 - March 2025

LENGTH OF STAY

1.9 ↑ 0.2% INCREASE YOY APRIL-MARCH

DAYS

April 2024 - March 2025

Source: Azira, Tourism Economics. Data as of April 2025.

San Luis Obispo County, commonly referred to as “SLO CAL,” is a well-established Central Coast tourism market attracting millions of visitors annually. The region benefits from a diversified tourism base supported by coastal recreation, iconic attractions, outdoor activities, wine country, and year-round events. Highway 1 serves as a primary travel artery through the county, capturing consistent drive-through visitation from regional, national, and international travelers


**SALES
COMPARABLES**

COMP 1

Masterpiece Hotel
Morro Bay, CA

1206 Main Street

\$5,400,000 **SOLD**



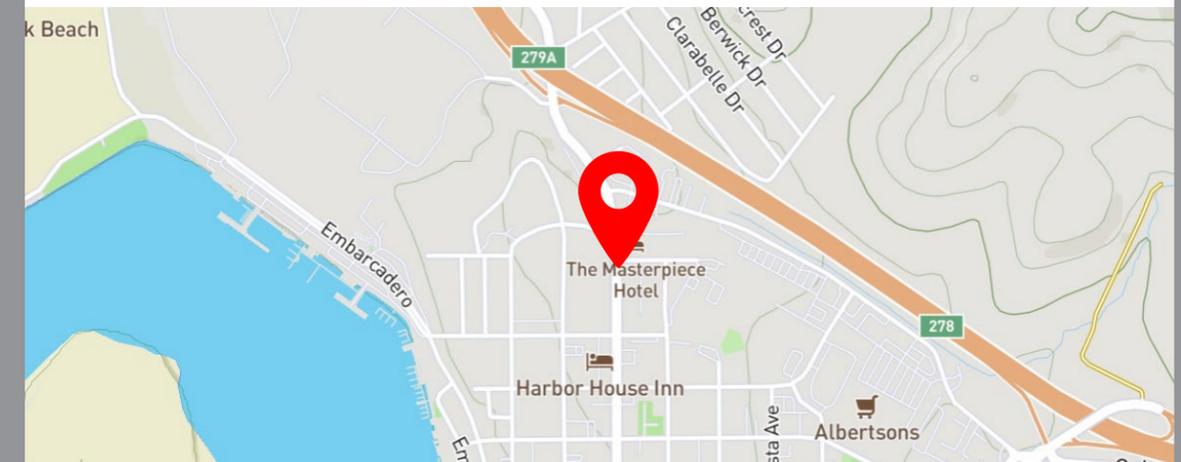
Transaction Details

Sale Date	3/20/2025	Recording Date	3/20/2025
Sale Price	\$5,400,000 (\$186,207/Room)	Transfer Tax	\$5,940
Land Price	\$13,500,000/AC (\$309.92/SF)	Zoning	C1
Sale Type	Investment	% Improved	72.63%
Time On Market	3 Months 9 Days	Document Number	000000007641
Hold Period	71 Months		
Parcel Number	066-312-015, 066-312-017		

Property Details

Hotel Opened	Jun 1984	Stories	3
Operation Type	Independent	Primary Corridors	Interior
Operation Status	Open	Building FAR	1.03
Hotel Location Type	Small Metro/Town		
Parking Spaces	30 Surface Spaces; Ratio of 1.03/Room		

	Property	Address	Rooms	Price	Per Room	COE
	Masterpiece Hotel	1206 Main St. Morro Bay, CA	29	\$5,400,000	\$186,207	3/2025
	Best Western - San Marcos	250 Pacific St. Morro Bay, CA	32	\$6,500,000	\$203,125	4/2025
	La Serena Inn	990 Morro Rd. Morro Bay, CA	38	\$7,500,000	\$197,368	4/2025
				Average	\$195,567	
	The Comfort Inn San Simeon	9280 Castillo Drive San Simeon, CA 93452	48	\$7,900,000	\$164,583	Subject Property



COMP 2

Best Western San Marcos Morro Bay, CA

250 Pacific Street
\$6,500,000 **SOLD**

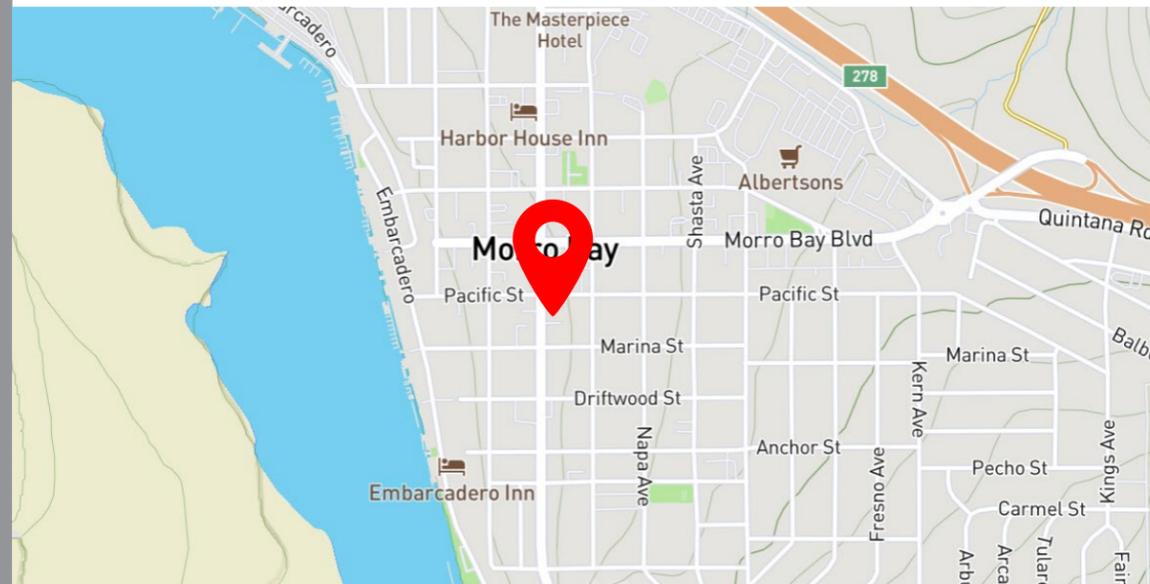


Transaction Details

Sale Date	4/8/2025	Hold Period	72 Months
Sale Price	\$6,500,000 (\$203,125/Room)	Recording Date	4/8/2025
Land Price	\$16,250,000/AC (\$373.05/SF)	Transfer Tax	\$15,400
Sale Type	Investment	Document Number	00000009661
Parcel Number	066-115-001		

Property Details

Brand	Best Western	Hotel Location Type	Small Metro/Town
Parent Company	Best Western International Inc.	Stories	3
Hotel Opened	Jun 1973	Primary Corridors	Interior
Operation Type	Franchise	Building FAR	0.65
Operation Status	Open		
Parking Spaces	7 Surface Spaces; 9 Covered Spaces; Ratio of 0.50/Room		



COMP 3

La Serena Inn Morro Bay, CA

990 Morro Road
\$7,500,000 **SOLD**

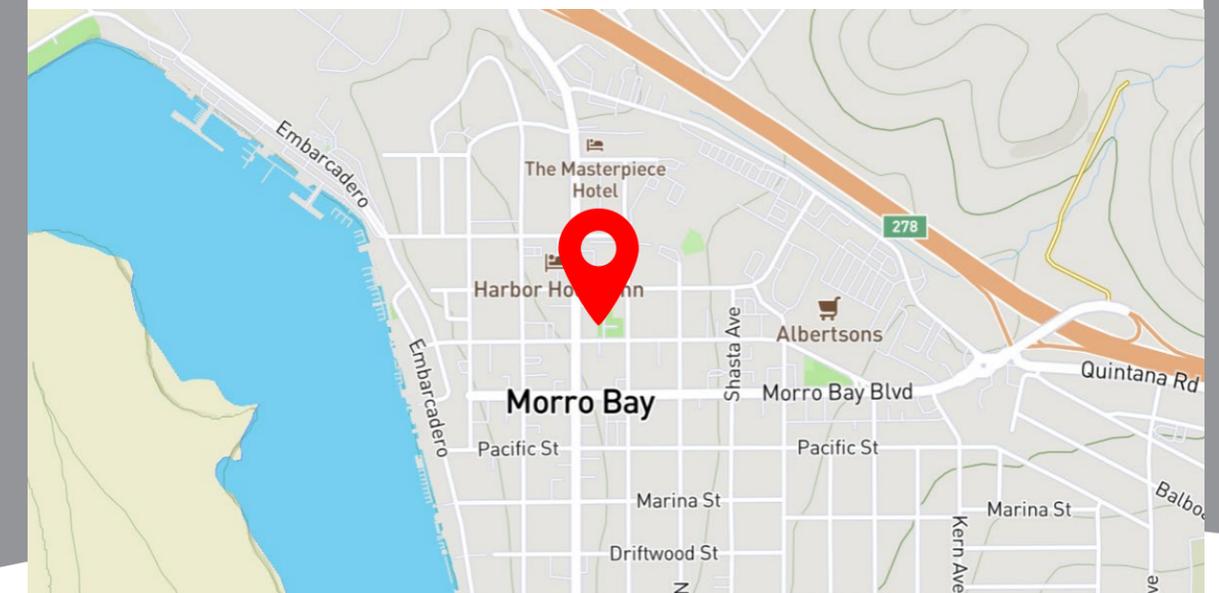


Transaction Details

Sale Date	4/8/2025	Hold Period	72 Months
Sale Price	\$7,500,000 (\$197,368/Room)	Recording Date	4/8/2025
Land Price	\$15,624,851/AC (\$358.70/SF)	Transfer Tax	\$15,400
Sale Type	Investment	Document Number	00000009661
Parcel Number	066-055-026		

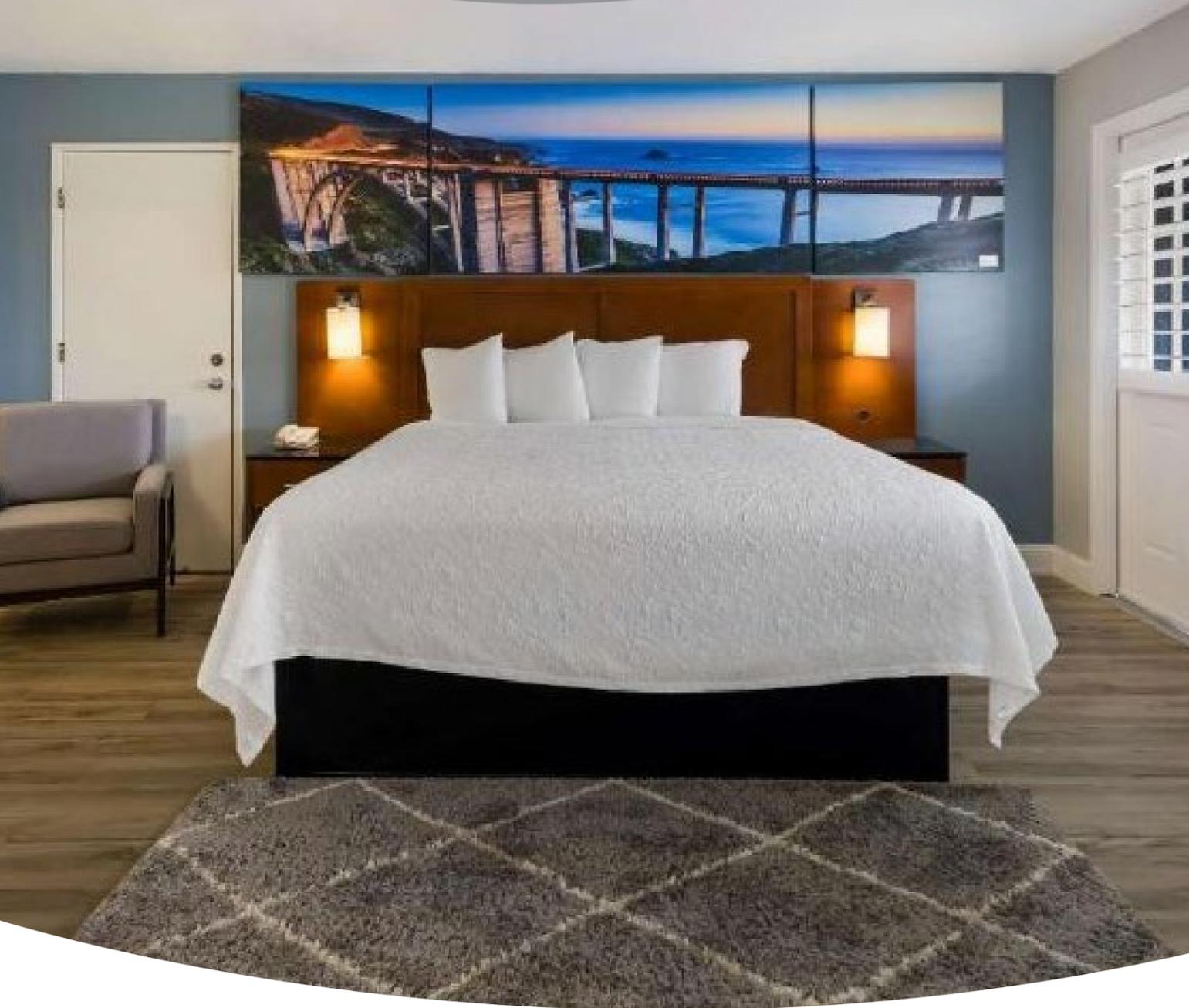
Property Details

Hotel Opened	Jan 1986	Primary Corridors	Interior
Operation Type	Independent	Meeting Space	800 SF
Operation Status	Open	Largest Meeting Space	800 SF
Hotel Location Type	Small Metro/Town	Building FAR	1.25
Stories	2		
Parking Spaces	6 Surface Spaces; 24 Covered Spaces; Ratio of 0.79/Room		





FINANCIALS



2024 & 2025 Profit and Loss Statement

	2024				2025			
# of Rooms				48				48
Annual Rooms Available				17520				17520
Occupied Rooms				6710				10570
Occupancy				38.30%				60.33%
ADR				\$107.78				\$92.17
RevPAR				\$42.89				\$54.45
YoY RevPAR Growth								21.20%
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$751,427	95.90%	\$15,655	\$111.98	\$953,995	96.00%	\$19,875	\$90.26
Big Sur Restaurant	\$32,500	4.10%			\$39,600	4.00%		
	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$783,927	100.00%	\$15,655	\$111.98	\$993,595	100.00%	\$19,875	\$90.26
DEPARTMENTAL EXPENSES								
Rooms	\$96,297	12.30%	\$2,006	\$14.35	\$94,459	9.50%	\$1,968	\$8.94
Wages	\$196,456	25.10%	\$4,093	\$29.28	\$143,177	14.40%	\$2,983	\$13.55
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$292,753	37.30%	\$6,099	\$43.63	\$237,636	23.90%	\$4,951	\$22.48
Gross Operating Income	\$491,174	62.70%	\$9,556	\$68.36	\$755,959	76.10%	\$14,924	\$67.77
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$2,723	0.30%	\$57	\$0.41	\$3,997	0.40%	\$83	\$0.38
Sales & Marketing	\$60,266	7.70%	\$1,256	\$8.98	\$88,904	8.90%	\$1,852	\$8.41
Repairs & Maintenance	\$52,300	6.70%	\$1,090	\$7.79	\$29,600	3.00%	\$617	\$2.80
Utilities	\$78,003	10.00%	\$1,625	\$11.62	\$90,851	9.10%	\$1,893	\$8.60
Total	\$193,292	24.70%	\$4,027	\$28.81	\$213,352	21.50%	\$4,445	\$20.19
Gross Operating Profit	\$297,882	38.00%	\$5,529	\$39.55	\$542,607	54.60%	\$10,479	\$47.59
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	\$69,540	8.90%	\$1,448.75	\$10.36	\$69,540	7.00%	\$1,448.75	\$6.58
Insurance	\$36,566	4.70%	\$761.79	\$5.45	\$22,689	2.30%	\$472.69	\$2.15
Total	\$106,106	13.50%	\$2,210.54	\$15.81	\$92,229	9.30%	\$1,921.44	\$8.73
EBITDA	\$191,776	24.50%	\$3,318	\$23.74	\$450,378	45.30%	\$8,558	\$38.86
FF&E Reserve ***	\$ -	3.00%	\$ -	\$ -	\$ -	3.00%	\$ -	\$ -
Net Operating Income	\$191,776	21.50%	\$3,318	\$23.74	\$450,378	42.30%	\$8,558	\$38.86
Debt Service	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Cash Flow After Debt Service	\$191,776	24.50%	\$3,318	\$23.74	\$450,378	45.30%	\$8,558	\$38.86
Cap Rate - Based on \$7,900,000 sale price		2.43%				5.70%		
Revenue Multiplier		10.08				7.95		
Price Per Room		\$164,583.33				\$164,583.33		

4 YEAR PRO-FORMA

	YEAR 1				YEAR 2			
# of Rooms	48				48			
Annual Rooms Available	17520				17520			
Occupied Rooms	11388				11914			
Occupancy	65.00%				68.00%			
ADR	\$115.00				\$117.50			
RevPAR	\$74.75				\$79.90			
YoY RevPAR Growth					6.40%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$1,309,620	96.90%	\$27,284	\$115.00	\$1,399,848	97.00%	\$29,164	\$117.50
Misc. Income	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Restaurant Lease	\$42,000	3.10%	\$ -	\$ -	\$43,050	3.00%	\$ -	\$ -
Total	\$1,351,620	100.00%	\$27,284	\$115.00	\$1,442,898	100.00%	\$29,164	\$117.50
DEPARTMENTAL EXPENSES	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$98,222	7.50%	\$2,046	\$8.63	\$104,989	7.50%	\$2,187	\$8.81
Wages	\$327,405	25.00%	\$6,821	\$28.75	\$363,960	26.00%	\$7,583	\$30.55
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$425,627	31.50%	\$8,867	\$37.38	\$468,949	32.50%	\$9,770	\$39.36
Gross Operating Income	\$925,994	68.50%	\$18,417	\$77.63	\$973,949	67.50%	\$19,394	\$78.14
UNDISTRIBUTED OPERATING EXPENSES	\$	%	PAR	POR	\$	%	PAR	POR
Administrative & General	\$13,516	1.00%	\$282	\$1.19	\$21,643	1.50%	\$451	\$1.82
Sales & Marketing	\$121,646	9.00%	\$2,534	\$10.68	\$137,075	9.50%	\$2,856	\$11.51
Repairs & Maintenance	\$20,274	1.50%	\$422	\$1.78	\$21,643	1.50%	\$451	\$1.82
Utilities	\$108,130	8.00%	\$2,253	\$9.50	\$119,039	8.30%	\$2,480	\$9.99
Total	\$263,566	19.50%	\$5,491	\$23.14	\$299,401	20.80%	\$6,238	\$25.13
Gross Operating Profit	\$662,428	49.00%	\$12,926	\$54.48	\$674,548	46.70%	\$13,156	\$53.01
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 **	\$86,900	6.40%	\$1,810.42	\$7.63	\$88,638	6.10%	\$1,846.63	\$7.44
Insurance	\$23,653	1.80%	\$492.78	\$2.08	\$25,251	1.80%	\$526.06	\$2.12
Total	\$110,553	8.20%	\$2,303.19	\$9.71	\$113,889	7.90%	\$2,372.68	\$9.56
EBITDA	\$551,874	40.80%	\$10,622	\$44.77	\$560,659	38.90%	\$10,784	\$43.45
FF&E Reserve ***	\$40,549	3.00%	\$845	\$3.56	\$43,287	3.00%	\$902	\$3.63
Net Operating Income	\$511,326	37.80%	\$9,778	\$41.21	\$517,372	35.90%	\$9,882	\$39.81
Cap Rate (based on \$7,900,000 sale price)	6.50%				6.50%			
Revenue Multiplier	5.84				5.48			
Price Per Room	\$164,583.33				\$164,583.33			

	YEAR 3				YEAR 4			
# of Rooms	48				48			
Annual Rooms Available	17520				17520			
Occupied Rooms	12614				12965			
Occupancy	72.00%				74.00%			
ADR	\$120.00				\$125.00			
RevPAR	\$86.40				\$92.50			
YoY RevPAR Growth	7.50%				6.60%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$1,513,728	97.20%	\$31,536	\$120.00	\$1,620,600	97.30%	\$33,763	\$125.00
Misc. Income	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Restaurant Lease	\$44,126	2.80%	\$ -	\$ -	\$45,229	2.70%	\$ -	\$ -
Total	\$1,557,854	100.00%	\$31,536	\$120.00	\$1,665,829	100.00%	\$33,763	\$125.00
DEPARTMENTAL EXPENSES	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$121,098	8.00%	\$2,523	\$9.60	\$137,751	8.50%	\$2,870	\$10.63
Wages	\$393,569	26.00%	\$8,199	\$31.20	\$429,459	26.50%	\$8,947	\$33.13
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$514,668	33.00%	\$10,722	\$40.80	\$567,210	34.00%	\$11,817	\$43.75
Gross Operating Income	\$1,043,187	67.00%	\$20,814	\$79.20	\$1,098,619	66.00%	\$21,946	\$81.25
UNDISTRIBUTED OPERATING EXPENSES	\$	%	PAR	POR	\$	%	PAR	POR
Administrative & General	\$23,368	1.50%	\$487	\$1.85	\$24,987	1.50%	\$521	\$1.93
Sales & Marketing	\$147,996	9.50%	\$3,083	\$11.73	\$166,583	10.00%	\$3,470	\$12.85
Repairs & Maintenance	\$31,157	2.00%	\$649	\$2.47	\$41,646	2.50%	\$868	\$3.21
Utilities	\$132,418	8.50%	\$2,759	\$10.50	\$141,595	8.50%	\$2,950	\$10.92
Total	\$334,939	21.50%	\$6,978	\$26.55	\$374,812	22.50%	\$7,809	\$28.91
Gross Operating Profit	\$708,248	45.50%	\$13,836	\$52.65	\$723,808	43.50%	\$14,137	\$52.34
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 **	\$90,411	5.80%	\$1,883.56	\$7.17	\$92,219	5.50%	\$1,921.23	\$7.11
Insurance	\$27,262	1.80%	\$567.97	\$2.16	\$29,152	1.80%	\$607.33	\$2.25
Total	\$117,673	7.60%	\$2,451.53	\$9.33	\$121,371	7.30%	\$2,528.56	\$9.36
EBITDA	\$590,575	37.90%	\$11,384	\$43.32	\$602,437	36.20%	\$11,608	\$42.98
FF&E Reserve ***	\$46,736	3.00%	\$974	\$3.70	\$49,975	3.00%	\$1,041	\$3.85
Net Operating Income	\$543,839	34.90%	\$10,411	\$39.61	\$552,462	33.20%	\$10,567	\$39.12
Cap Rate (based on \$7,900,000 sale price)	6.90%				7.00%			
Revenue Multiplier	5.07				4.74			
Price Per Room	\$164,583.33				\$164,583.33			

**Property Taxes for the Hotel are projected at 1.1% of purchase price in 2026. 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.



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!***

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:

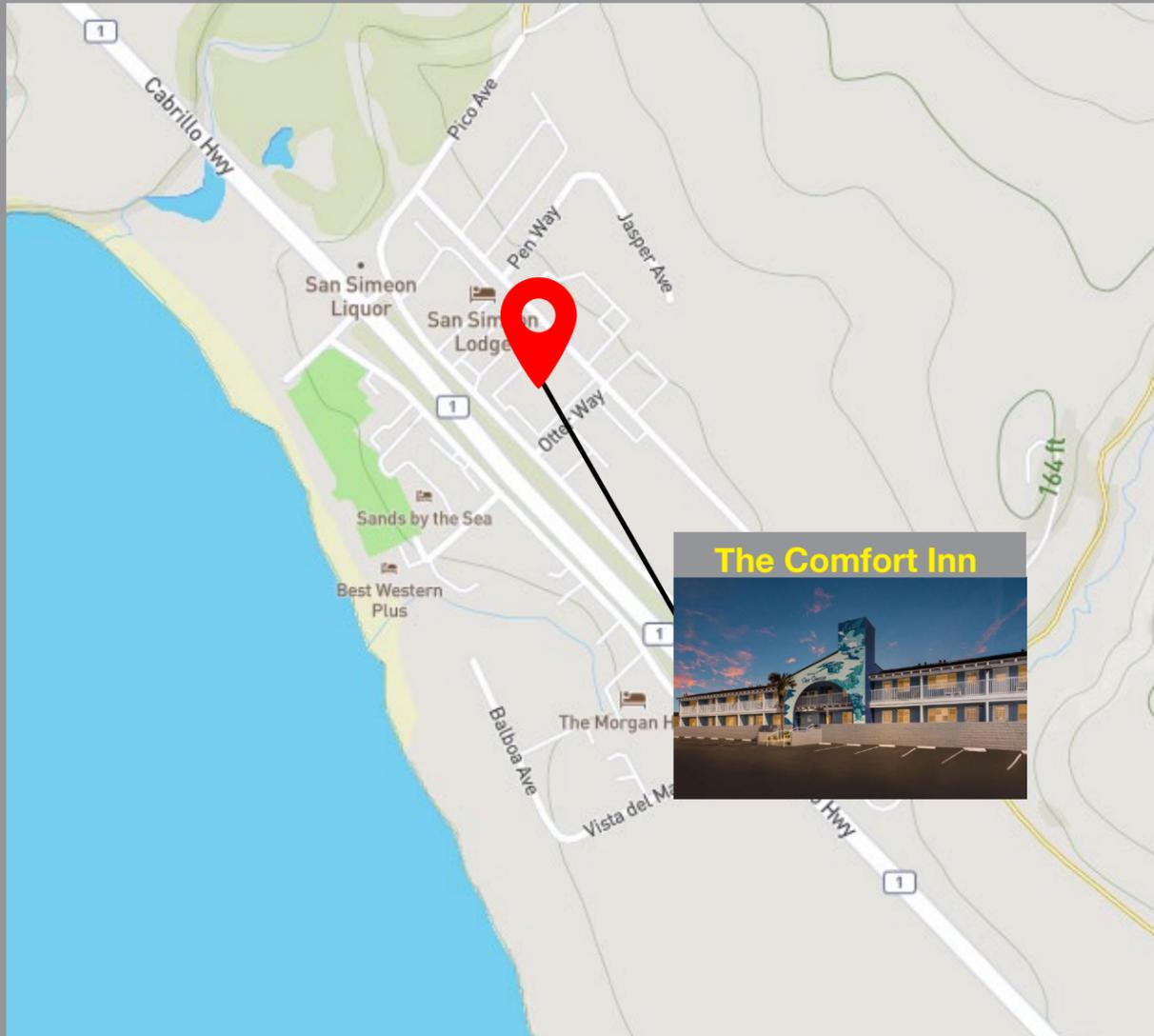
THE RIGDON HOUSE, CAMBRIA

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



Northbound Highway 101:
Travel south on Highway 1 toward San Simeon. After passing through the Cambria/San Simeon area, turn right onto Castillo Drive. The Comfort Inn will be on your right at 9280 Castillo Drive.

Southbound Highway 101:
Travel north on Highway 1 toward San Simeon. Turn left onto Castillo Drive. The Comfort Inn will be on your right at 9280 Castillo Drive.

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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.

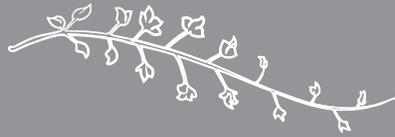
Any pro formas, projections, opinions, assumptions or estimates used are purely for those purposes only and do not necessarily represent the current or guarantee the future performance of the property. Everlygrove Hotel Brokers and Seller strongly recommend that prospective purchasers go beyond this 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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