

## **Hospitality Property for Sale on a Major Tourism Route**

**Property:** Ruby Inn, Bridgeport, CA  
**Address:** 333 Main Street, Bridgeport, CA 93517  
**Location:** Off CA Highway 395. 54 Miles North of Mammoth Lakes. South of Reno, NV (International Airport). Bridgeport is 85 miles south of Lake Tahoe, CA.

### **Property Description:**

**Building A:** Single story: 4512 sq.ft. 20 Rooms (1959)  
**Building B:** Two Stories: 3840 sq.ft. 10 Rooms (1965)  
**SFR** : Single Story: 2159 sq. ft. 4Br/2 Ba. (1959)

**Total building Area:** 10,511 sq. ft. (1959/1965)

**Motel:** APN: 008-132-026 Lot Size: 38,333 sq. ft

**SFR:** APN: 008-132-025 Lot Size: 7,841 sq. ft.

**Total Land Area:** 46,174 sq. ft.

**Note:** SFR has a separate address, with independent access from a side street. Operational office w/lobby attached to the SFR, with private entry.

### **Area Matrices:**

ADR: \$ 133.00

Occupancy: 57%

RevPAR: \$ 77.00

**Disclaimer:** All information is believed to be reliable, obtained from Ownership, County public records and market data. However, it cannot be guaranteed. Buyers, Brokers, Agents and Financial Consultants are advised to conduct independent due diligence.

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### **Commercial & Residential Real Estate**

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Conservative calculations based on available data indicate +/- 12 CAP. Based on a full price offer, with 30% down, cash on Cash (CoC) estimated around 18%.

Buyers advised to tour the property before submitting an LOI/offer. Please call agent for an appointment to tour. All financials will be available upon submittal of an LOI/Offer with POF.

Owners/Sellers retiring after 35+ years at the property. Upside for experienced Owner/Operator.

Please call listing Office/Agent for details:

**Pravin Joshi: 951-545-7678**

**(CA 01016937)**

**MGR Real Estate, Inc.**

**(CA 01841921)**

**3800 Concours Street, Suite 350**

**Ontario, CA 91764**

**pjoshi@mgrservices.com**

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