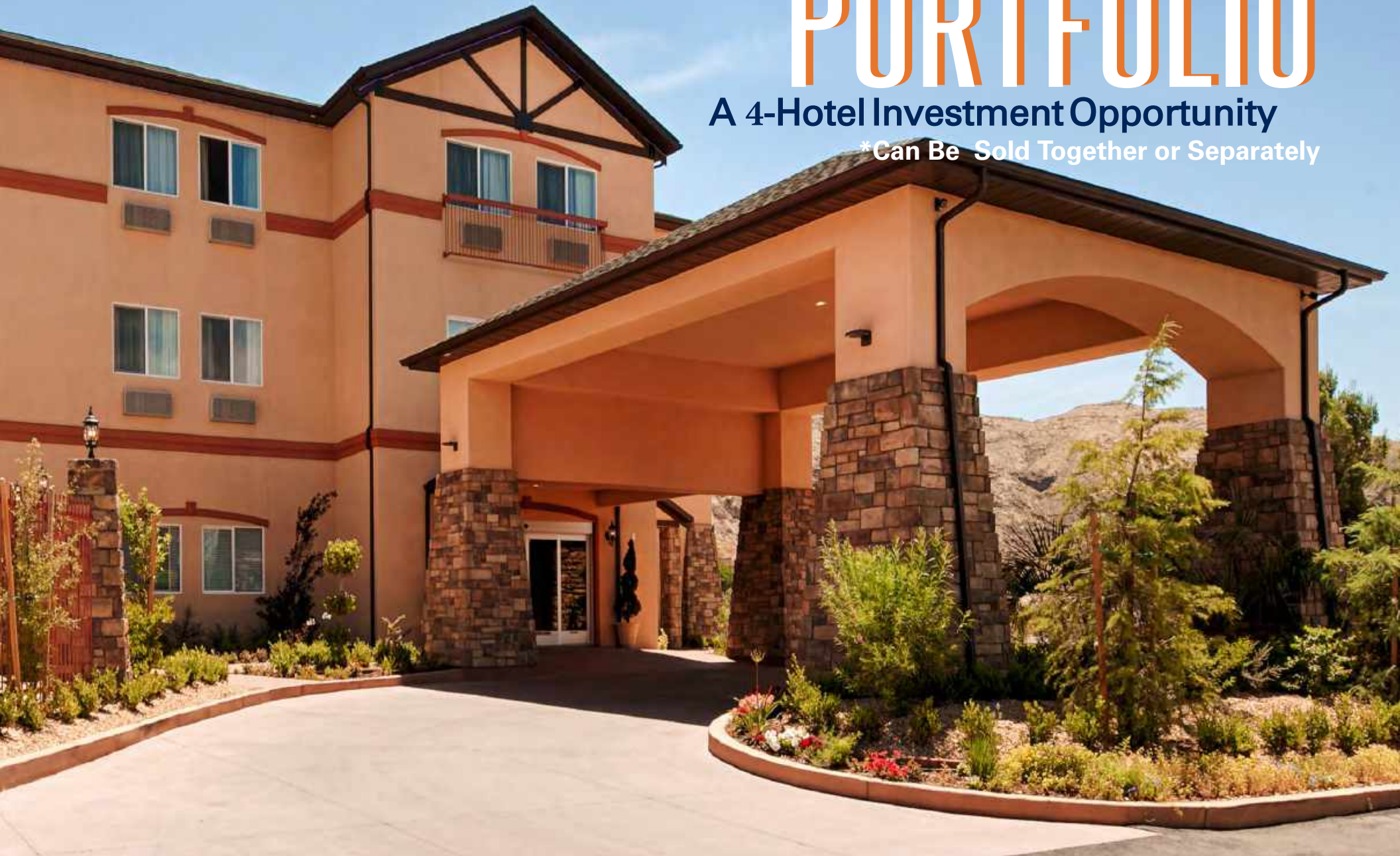


HOTEL PORTFOLIO

A 4-Hotel Investment Opportunity

*Can Be Sold Together or Separately



Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

COVID-19 Disclaimer

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

EXCLUSIVELY LISTED

MIKE KELLY

FIRST VICE PRESIDENT

(949) 419-3328 DIRECT

(602) 421-5160 MOBILE

MICHAEL.KELLY@MARCUSMILLICHAP.COM

LICENSE: CA: 01701887

TABLE OF CONTENTS

Investment Overview 2

Local Attractions 22



INVESTMENT OVERVIEW



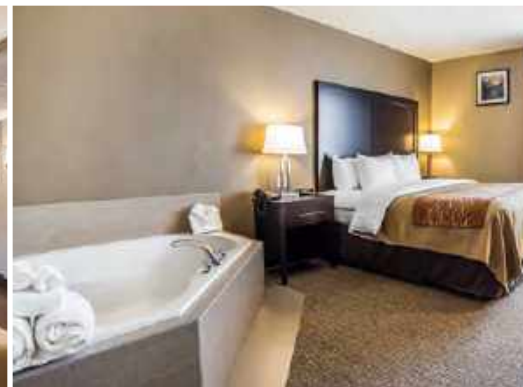
**DINOSAUR NATIONAL
MONUMENT**

COMFORT INN

Vernal, UT



PRICE REDUCTION



INVESTMENT Highlights

- ◆ 89 Room Property
- ◆ East of Salt Lake City
- ◆ 20 Miles from Colorado Border
- ◆ 16.6 Miles From Dinosaur National Monument
- ◆ Oil Town

INVESTMENT Summary

- ◆ Fee Simple Interest in 89 Room Comfort Inn & Suites
- ◆ Property in Excellent Condition
- ◆ 2021 Room Revenue \$962,111.32
- ◆ 2022 Room Revenue \$1,408,000
- ◆ 2023 Room Revenue \$2,007,834

* P&L Available for 2018/2019/2020/2021

ARCHES NATIONAL PARK

DAYS INN

Moab, UT





INVESTMENT Highlights

- ◆ 50 Room Property
- ◆ 5 miles from Arches National Park
- ◆ 29.7 Miles from Canyonlands
- ◆ Annual Jeep Safari
- ◆ Annual Car Show

INVESTMENT Summary

- ◆ Fee Simple Interest in 50 Room Days Inn
- ◆ Outstanding Historical Performance
- ◆ 2021 Room Revenue \$1,575,738.25
- ◆ 2022 Room Revenue \$1,527,000
- ◆ 2023 Room Revenue \$1,195,899

* P&L Available for 2018/2019/2020/2021

***Property Includes General Manager's House for Additional Cost. Please Call for Details.

RODEWAY INN & SUITES

Blanding, UT

ARCHES NATIONAL PARK

PRICE REDUCTION





INVESTMENT Highlights

- ◆ 51 Room Property
- ◆ 75 miles from Monument Valley
- ◆ 76 miles from Moab, UT
- ◆ 79 miles from Arches National Park
- ◆ 67 Miles from Canyonlands National Park
- ◆ Located in Four Corners Area

INVESTMENT Summary

- ◆ Fee Simple Interest in 51 Room Rodeway Inn & Suites
- ◆ 2021 Room Revenue \$604,153.75
- ◆ 2022 Room Revenue \$620,000
- ◆ 2023 Room Revenue \$540,457

* P&L Available for 2018/2019/2020/2021

RODEWAY INN & SUITES

Monticello, UT

ARCHES NATIONAL PARK



PRICE REDUCTION





INVESTMENT Highlights

- ◆ 40 Room Property
- ◆ 58.7 miles from Arches National Park
- ◆ 53.1 miles from Moab, UT
- ◆ 98 miles from Monument Valley
- ◆ 45.5 Miles Canyonlands National Park
- ◆ Located in the Four Corners Area

INVESTMENT Summary

- ◆ Fee Simple Interest in 40 Room Rodeway Inn & Suites
- ◆ 2021 Room Revenue \$576,894.31
- ◆ 2022 Room Revenue \$490,000
- ◆ 2023 Room Revenue \$464,631

* P&L Available for 2018/2019/2020/2021

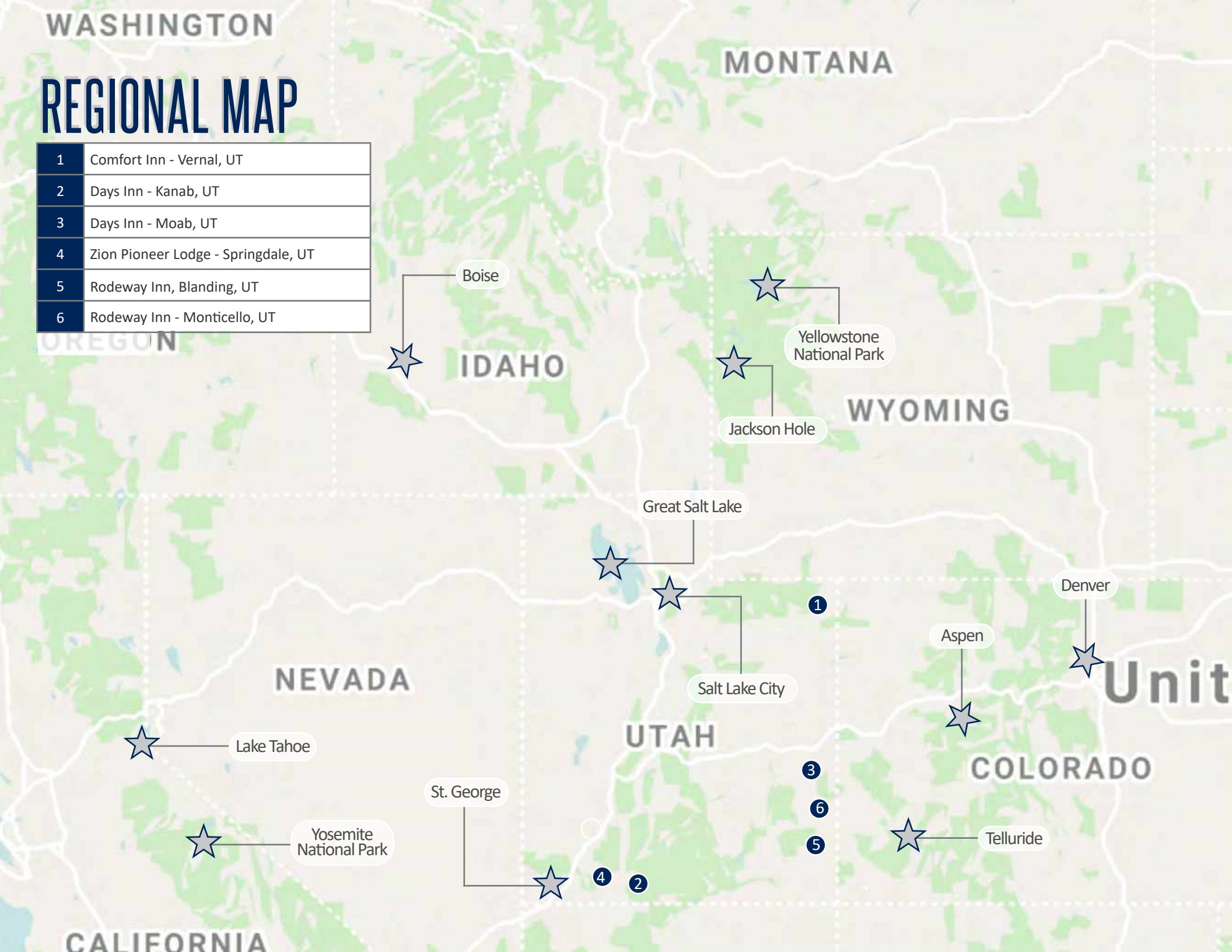
*** Property Also Includes General Manager's House for Additional Cost. Please Call for Details.

WASHINGTON

MONTANA

REGIONAL MAP

1	Comfort Inn - Vernal, UT
2	Days Inn - Kanab, UT
3	Days Inn - Moab, UT
4	Zion Pioneer Lodge - Springdale, UT
5	Rodeway Inn, Blanding, UT
6	Rodeway Inn - Monticello, UT



Boise

Yellowstone National Park

Jackson Hole

WYOMING

Great Salt Lake

Denver

NEVADA

Lake Tahoe

Salt Lake City

UTAH

Aspen

Unit

COLORADO

St. George

3

6

5

Telluride

CALIFORNIA



Comfort Inn - Vernal, UT



Days Inn - Panguitch, UT



Pioneer Lodge - Springdale, UT



LOCAL ATTRACTIONS

UTAH TOURISM

With five national parks (Arches, Bryce Canyon, Canyonlands, Capitol Reef, and Zion), Utah has the third most national parks of any state after Alaska and California. In addition, Utah features eight national monuments (Cedar Breaks, Dinosaur, Grand Staircase-Escalante, Hovenweep, Natural Bridges, Bears Ears, Rainbow Bridge, and Timpanogos Cave), two national recreation areas (Flaming Gorge and Glen Canyon), seven national forests (Ashley, Caribou-Targhee, Dixie, Fishlake, Manti-La Sal, Sawtooth, and Uinta-Wasatch-Cache), and numerous state parks and monuments.

In addition to having prime snow conditions and world-class amenities, Northern Utah's ski resorts are well liked among tourists for their convenience and proximity to a large city and international airport, as well as the close proximity to other ski resorts, allowing skiers the ability to ski at multiple locations in one day. The 2009 Ski Magazine reader survey concluded that six of the top ten resorts deemed most "accessible" and six of the top ten with the best snow conditions were located in Utah. In Southern Utah, Brian Head Ski Resort is located in the mountains near Cedar City. Former Olympic venues including Utah Olympic Park and Utah Olympic Oval are still in operation for training and competition and allows the public to participate in numerous activities including ski jumping, bobsleigh, and speed skating.

Utah has seen an increase in tourism since the 2002 Winter Olympics. Park City is home to the United States Ski Team. Utah's ski resorts are primarily located in northern Utah near Salt Lake City, Park City, Ogden, and Provo. Between 2007 and 2011 Deer Valley in Park City, has been ranked the top ski resort in North America in a survey organized by Ski Magazine.



Capital Reef National Park



Grand Staircase-Escalante

THE MIGHTY 5

FIVE ICONIC NATIONAL PARKS, AND COUNTLESS
UNEXPLORED WORLDS BETWEEN

Arches National Park



ARCHES

It's no surprise that Arches National Park is one of the top national parks in America: it's a 73,234-acre wonderland of eroded sandstone fins, towers, ribs, gargoyles, hoodoos, balanced rocks, and, of course, arches northwest of Moab. The park protects an amazing landscape that includes the largest proliferation of arches in the world. Over 2,000 arches have been cataloged in Arches National Park.

BRYCE CANYON

The alpine environment is home to dozens of species of mammals and birds, all acquainted with a spectacular truth: this is no ordinary forest. Water and wind over millions of years of freezes and thaws, have carved into the plateau endless fields of distinctive red rock pillars, called hoodoos, as well as into the park's series of natural amphitheaters. And because Bryce Canyon National Park is at an elevation of 8,000 to 9,000 feet, there are even opportunities for winter sports like snowshoeing and cross-country skiing — something you might not have expected in the Utah desert! Seek out the canyon floor on foot or stick to the overlooks by car — Bryce Canyon National Park invites discovery.

CANYONLANDS

Imagine endless deep canyons, towering mesas, pinnacles, cliffs, and spires stretching across 527 square miles. This is Canyonlands National Park, formed by the currents and tributaries of Utah's Green and Colorado rivers. Canyonlands is home to many different types of travel experiences, from sublime solitude in the more remote stretches of the park to moderate hikes through the Needles district to the opportunity to create your own version of one of the West's most photographed landforms, Mesa Arch. Do yourself a favor and don't hurry through the park. Instead, take your time and let the nature of the Canyonlands sneak up on you and take root in your heart. It's quite likely you'll become so attached to the place that you'll have to return again and again and again.

CAPITOL REEF

Even considering Utah's many impressive national parks and monuments, it is difficult to rival Capitol Reef National Park's sense of expansiveness, of broad, sweeping vistas, of a tortured, twisted, seemingly endless landscape, or of limitless sky and desert rock. While Bryce and Zion are like encapsulated little fantasy lands of colored stone and soaring cliffs, the less-visited Capitol Reef is almost like a planet unto itself. Here you get a real feel for what the earth might have been like before life appeared, when nothing existed but earth and sky.

ZION

A thousand-foot deep red rock canyon, nested in dramatic surroundings. Whether you are trying to catch your breath while climbing the trail to Observation Point or watching the shadows constantly change the mood of the Court of the Patriarchs, Zion National Park is always ready to quench your appetite for outdoor wonder.



Marcus & Millichap