



SPECIFIC ONE

REALTY & MORTGAGE



2165 Solano St, Corning, CA 96021



General Information

Purchase Price: \$3,450,000.00

Use Code: Motel

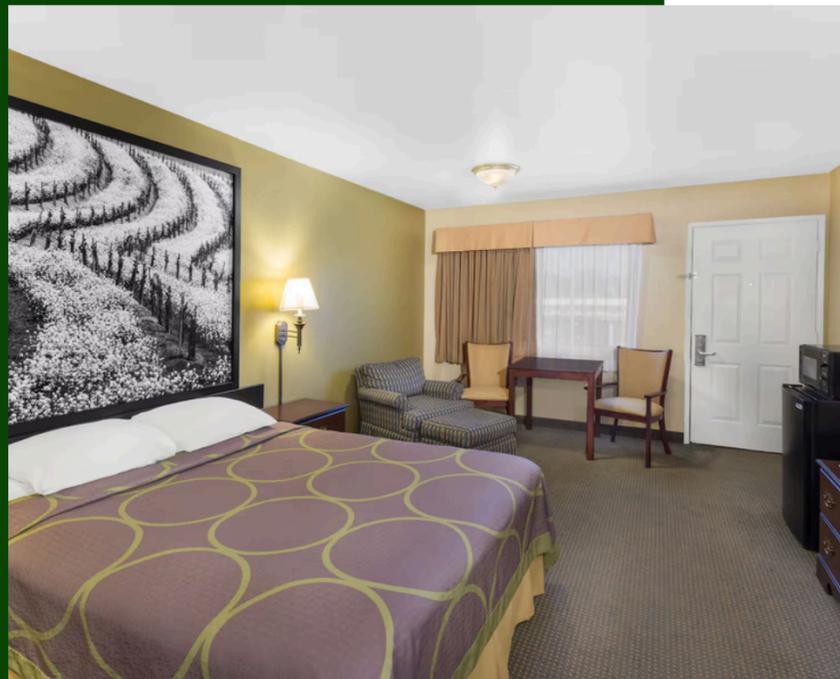
APN: 071-140-043-000

Rooms: 41

Stories: 2

Lot Size: 1.44 AC

Building size: 12,625



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Location

(vacant lot included in the sale)

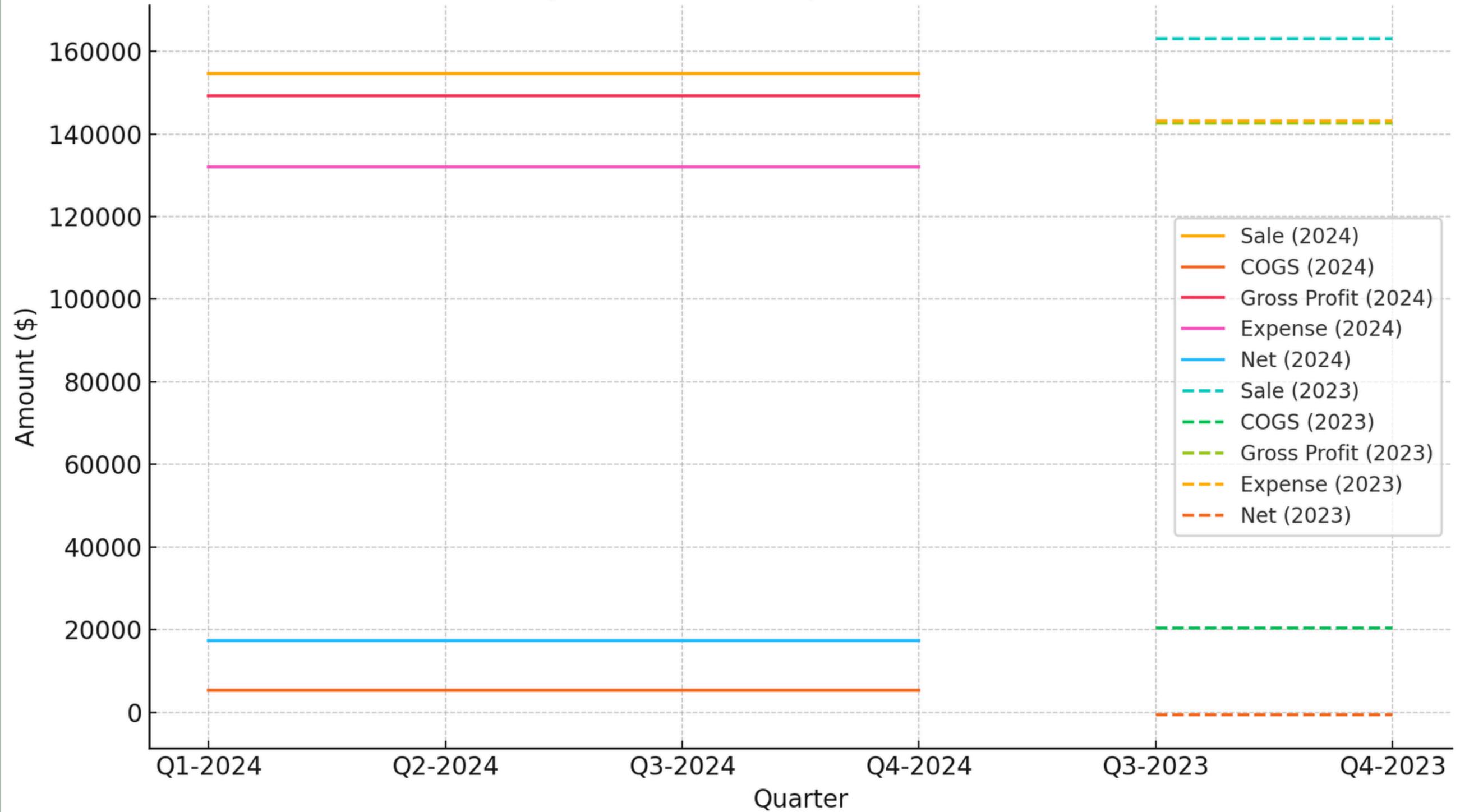
Financials

Category	2024	2023 (Jul-Dec)
Sale	618,744.21	326,050.00
COGS	21,516.29	40,698.00
Gross Profit	597,227.92	285,352.00
Expense	528,032.16	286,421.00
Net	69,195.76	-1,069.00

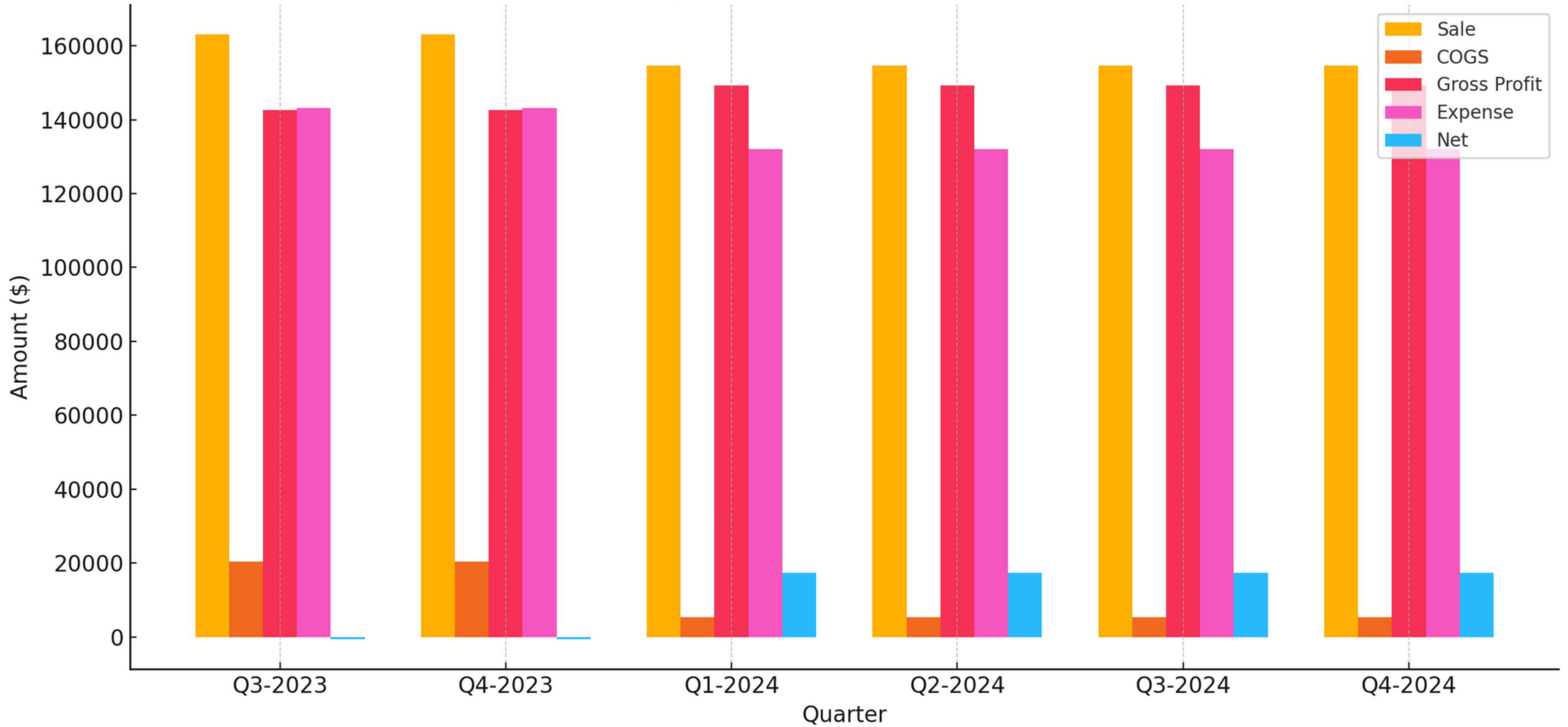
**broker does not confirm any value. Subject to the buyer's verification



Quarterly Financial Comparison (2023 vs 2024)



Quarterly Financial Data (2023 vs 2024)



Property Highlights

- 41 well-appointed guest rooms
- Excellent I-5 freeway visibility and access
- Clean, updated, and professionally maintained
- Features include lobby, ample parking and includes breakfast
- Franchise affiliation with strong brand recognition and built-in customer base
- Minutes from Rolling Hills Casino, local dining, and tourist attractions



December 2024

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	43.7	28.6	152.7	80.56	94.00	85.7	35.18	26.89	130.8
Year To Date	46.1	45.1	102.2	87.92	95.15	92.4	40.55	42.94	94.4
Running 3 Month	45.5	40.5	112.4	80.21	87.96	91.2	36.49	35.59	102.5
Running 12 Month	46.1	45.1	102.2	87.92	95.15	92.4	40.55	42.94	94.4

Year-Round Tourism & Business Travel

From iconic cities like Los Angeles and San Francisco to hidden gems like Corning and Napa, California attracts millions of visitors every year. Whether it's leisure travelers, road-trippers, or business professionals, demand for accommodations stays strong across all seasons.

Prime Locations & Highway Access

With major routes like I-5 and US-101 connecting the state, roadside hotels in California see consistent traffic. Properties located near highways, airports, or tourist attractions enjoy steady occupancy and visibility.

Brand Leverage

National and global hotel brands thrive in California. Purchasing a branded hotel like a Super 8 by Wyndham gives investors instant brand recognition, marketing support, and customer loyalty.



Franchise Highlights

- Term- 20 years
- “Royalty”-(5.5%) of Gross Room Revenue
- “System Assessment Fee”- (3%) of Gross Room Revenue



CONTACT US

★ DALIP GUPTA
President/Real Estate Broker
Certified Business Broker
DRE# 01844830
Corp. ID# 01898096
(916) 308-9130



SIMRAN DHINDSA
ASSOCIATE
REALTOR®
DRE# 02101319
(510) 894-9914

