

18235-18239 Main St., Jamestown, CA 95327

Royal Carriage Inn



817 Coffee Rd. Suite C-3,
Modesto, CA 95355



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PROPERTY OVERVIEW

Step into a unique opportunity to own a piece of California's Golden Past with this boutique hotel in historic Jamestown. Offering 25 units—including 10 cozy cottages—this property combines rustic charm with strong income potential. Perfectly located near Yosemite and Gold Country, it attracts year-round visitors seeking history, nature, and relaxation. With peaceful outdoor spaces, café potential, and proximity to casinos, lakes, and ski resorts, this hotel is more than a business—it's a heart-driven investment in hospitality and heritage.

HIGHLIGHTS

- 25 units, including 10 private cottages
- Outdoor area with BBQ and seating
- Bonus room ideal for café or bakery
- Onsite laundry for guest turnover
- Rich in history, charm, and income potential

SUMMARY

- Asking Price: \$ 2,100,000
- Price per door: \$ 84,000
- Lot size: 8758 SF
- All units 1 bedroom 1 bath



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PROPERTY PHOTOS



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ProForma INCOME & EXPENSE STATEMENT

ProForma Income & Expense

Room Revenue

(25 rooms x 58.3% occupancy x \$ 63.8 ADR x 31 days)

\$ 30,910.57

Housekeeping Supplies

\$ 192

Laundry & Linen

\$ 1,000

Maintenance & Repairs

\$ 1,500

Utilities

\$ 8,150

Guest Amenities

\$ 106

Food & Beverage Cost

\$ 500

Reservation/OTA Commissions

18% of room revenue

Miscellaneous Operating

\$ 200

Payroll Expenses

\$ 800

Marketing & Admin Expenses

\$ 1,340

Fixed Costs

\$ 2,900

Total Estimated Expenses

\$ 16,488

ProForma Net Income

\$ 14,422.57

*Expenses based on seller's *2025* expenditures



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YTD 2025 OCCUPANCY DATA

	Today	Today%	MTD	MTD%	YTD	YTD%	LY Today	LY %	LY MTD	LY MTD%	LY YTD	LY YTD%
Rooms Sold	13	46.4%	490	58.3%	3,251	55.0%	14	37.8%	452	42.2%	3,360	45.0%
Complimentary	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
House Use	0	0.0%	0	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Rooms Occupied	13	46.4%	490	58.3%	3,252	55.0%	14	37.8%	452	42.2%	3,362	45.0%
Conference Rooms	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV
Out-of-Order	8	28.5%	182	21.6%	1,254	21.2%	9	24.3%	230	21.5%	1,526	20.4%
Vacant	7	25.0%	168	20.0%	1,402	23.7%	14	37.8%	388	36.2%	2,574	34.4%
Guest Ledger Bal	45,290.71											
Suppressed Room	0.00											
Room Revenue	671.83		30,910.57		199,903.48		1,174.74		42,608.67		291,141.89	
Inhouse If Rack	960.00		44,523.49		272,984.51							
Difference	288.17 CR		13,612.92 CR		73,081.03 CR							
Total Guests	17	100.0%	634	100.0%	4,190	100.0%						
Avg Revenue/Guest	39.52		48.75		47.71							
ADR Rooms Sold	51.68		63.08		61.49		83.91		94.27		86.65	
ADR Rms Occupied	51.68		63.08		61.47		83.91		94.27		86.60	
Rev Par	23.99		36.80		33.84							

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	2,371	842	31	3,244	99.75%	4179	1.29	47.60	61.32	198,935.28
3A	5	3	0	8	0.25%	11	1.38	88.02	121.03	968.20
Total	2,376	845	31	3,252	100.00	4,190	1.29	47.71	61.47	199,903.48

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	356	125	8	489	99.80%	632	1.29	48.74	62.99	30,802.57
3A	0	1	0	1	0.20%	2	2.00	54.00	108.00	108.00
Total	356	126	8	490	100.00	634	1.29	48.75	63.08	30,910.57



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2024 OCCUPANCY DATA

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	4,567	949	9	5,525	99.30%	6521	1.18	66.35	78.31	432,652.73
3A	11	5	1	17	0.31%	25	1.47	84.16	123.76	2,103.93
AR	4	0	0	4	0.07%	4	1.00	112.50	112.50	450.00
GR	9	2	0	11	0.20%	13	1.18	87.83	103.80	1,141.80
LM	1	0	0	1	0.02%	1	1.00	130.00	130.00	130.00
VC	0	2	0	2	0.04%	4	2.00	51.00	102.00	204.00
SP	2	0	2	4	0.07%	8	2.00	63.03	126.05	504.20
Total	4,594	958	12	5,564	100.00	6,576	1.18	66.48	78.57	437,186.66



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2023 OCCUPANCY DATA

	Today	Today%	MTD	MTD%	YTD	YTD%	LY Today	LY %	LY MTD	LY MTD%	LY YTD	LY YTD%
Rooms Sold	13	46.4%	451	51.9%	6,781	66.3%	23	71.8%	605	61.5%	6,281	54.7%
Complimentary	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
House Use	0	0.0%	0	0.0%	1	0.0%	0	0.0%	0	0.0%	62	0.5%
Rooms Occupied	13	46.4%	451	51.9%	6,782	66.3%	23	71.8%	605	61.5%	6,345	55.2%
Conference Rooms	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV
Out-of-Order	6	21.4%	152	17.5%	1,831	17.9%	4	12.5%	115	11.7%	1,256	10.9%
Vacant	9	32.1%	265	30.5%	1,607	15.7%	5	15.6%	263	26.7%	3,875	33.7%
Guest Ledger Bal	209,358.16											
Suppressed Room	0.00											
Room Revenue	1,203.24		41,301.65		710,636.73		2,145.24		54,578.62		915,999.59	
Inhouse if Rack	1,434.00		45,140.00		802,943.00							
Difference	230.76 CR		3,838.35 CR		92,306.27 CR							
Total Guests	17	100.0%	549	100.0%	8,099	100.0%						
Avg Revenue/Guest	70.78		75.23		87.74							
ADR Rooms Sold	92.56		91.58		104.80		93.27		90.21		145.84	
ADR Rms Occupied	92.56		91.58		104.78		93.27		90.21		144.37	
Rev Par	42.97		47.58		69.53							

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	353	98	0	451	100.00%	549	1.22	75.23	91.58	41,301.65
Total	353	98	0	451	100.00	549	1.22	75.23	91.58	41,301.65

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	9	4	0	13	100.00%	17	1.31	70.78	92.56	1,203.24
Total	9	4	0	13	100.00	17	1.31	70.78	92.56	1,203.24



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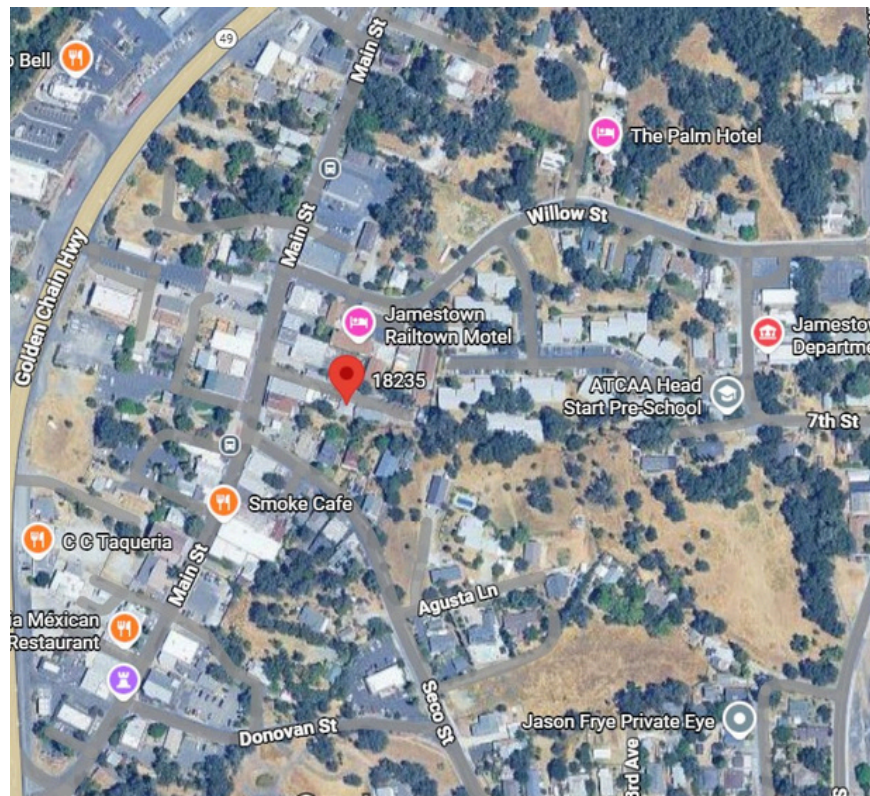
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COMMUNITY OVERVIEW

Located in historic Jamestown, CA, this boutique 25-unit hotel—featuring 10 standalone cottages—offers a unique investment opportunity in the heart of Gold Country. Just minutes from Yosemite, casinos, lakes, and ski resorts, the property attracts year-round travelers seeking adventure and charm. With strong income potential and timeless appeal, this is a rare chance to own a piece of California history.

DEMOGRAPHICS

RADIUS	Population	Median HH Income	Housholds
1 mile	3,780	\$51,886	2,019
3 miles	12,000	\$55,000	5,500
5 miles	18,314	\$68,435	7,941



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COMPANY SUMMARY

About 12 Doors Real Estate:

In the heart of our founding lies a deep commitment to honoring God through our devoted service to others. The essence of our name, "12 Doors Real Estate," carries profound significance, drawing from the biblical account of Jesus feeding the multitude with only two fish and five loaves of bread. It's a story of divine provision and abundance, where blessings overflowed and left twelve baskets filled with remnants.

Within the number "12" lies the essence of our mission—a symbol of divine multiplication, where the smallest offerings yield abundance beyond measure. Each basket gathered at the end of that miraculous feast speaks to the boundless generosity that flows when faith meets action.

Our Mission Statement:

At 12 Doors Real Estate, our mission isn't just about buying and selling properties—it's about embodying the spirit of God in every interaction. It's about recognizing the divine potential in every person we encounter and empowering them to step through those doors of opportunity towards a better tomorrow.



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