

F | U | L | L | E | R

H O T E L R E A L E S T A T E S E R V I C E S

Re: Red Roof Inn
 8110 N. Shadeland Avenue
 Indianapolis, IN. 46250

Please Complete Form & Fax To:
 (775) 796-1802 FAX
 (305) 213-3299 Phone
 Mark@FullerRealEstate.com

CONFIDENTIAL INFORMATION:

It is understood and agreed that the information (“Confidential Information”) on the above -referenced property has been delivered to the Purchaser by the Fuller Property Company, Inc. The recipient agrees to hold all such information in confidence and to use the Confidential Information solely for the purpose of negotiating the contract and performing due diligence review. The recipient agrees not to disclose any Confidential Information to any person other than Purchaser’s officers, employees, agents, who (a) need to know such Confidential Information for the purpose of evaluating the transaction contemplated by this offering; (b) shall be informed by the Purchaser of the confidential nature of the information; (c) shall be directed by the Purchaser to treat such Confidential Information confidentially; and (d) shall agree not to disclose or to use such information in any way detrimental to the Seller, Broker or their businesses. Purchaser shall immediately return all such Confidential Information, including copies thereof made by Purchaser, its officers, employees and agents during the evaluation process in the event a definitive contract not signed by the Purchaser and the Seller Purchaser acknowledges that any breach of this obligation under this paragraph would cause irreparable harm to the Seller and Broker and their businesses. This paragraph is binding on the Purchaser and its successors and assignees and shall survive the termination of this review period.

AGENCY

The Fuller Property Company, Inc. and Mark Fuller (Brokers) are the Agents of the Seller and will be paid by the Seller. The Brokers do not represent the Buyer. There are no other Broker’s involved in the transaction and no Cooperating Brokerage Fee is offered.

DISCLAIMER

No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein and this information is offered subject to errors, omissions, changes in price, or other conditions, withdraw without notice, and subject to any special condition or changes which may be imposed by the Seller or its Agents.

This investment memorandum is for informational purposes and does not constitute any part of an offer or contract. It is designed to assist an investor in determining whether to proceed with an in-depth investigation of the hotel.

Therefore, Fuller Property Company, Inc. / Mark Fuller, and the Seller make no representations or warranty, expressed or implied, with respect to the information or projections contained herein. The contents of the memorandum are confidential and are not to be reproduced or distributed to another party without prior written consent of the Fuller Property Company, Inc. This property is being sold “AS IS” and “WHERE IS” with all defects and with no Representations or Warranties. Purchasers are urged to conduct an independent inspection and review of all information presented herein including environmental investigation.

 Prospects Signature

 Company

 Printed

 Address

 Date

 City State Zip -

 Phone

 Email Address