



53 MAIN ST, SUTTER CREEK, CA 95685

# HOTEL SUTTER



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## HOTEL SUTTER

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**CONFIDENTIALITY & AGREEMENT // 2**



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# PROPERTY INFORMATION



## HOTEL SUTTER

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PROPERTY INFORMATION // 3

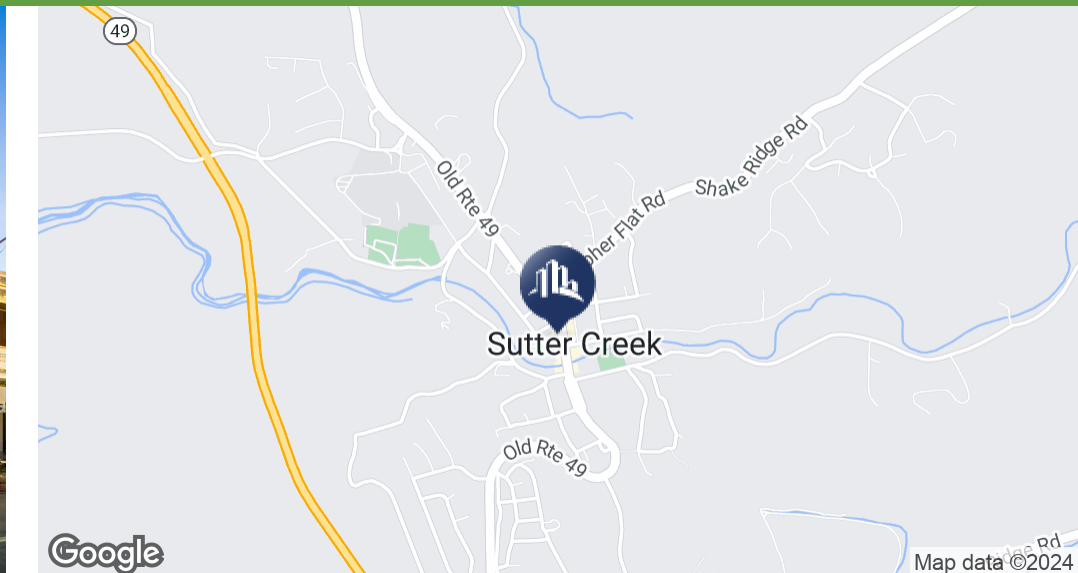


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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	14,820 SF
Lot Size:	14,525 SF
Number of Rooms:	21
Price / SF:	\$263.16
Year Originally Built:	1858
Renovated:	2014
Zoning:	C1

### PROPERTY OVERVIEW

Located in the heart of Northern California's gold county, Sutter Creek is best known as the jewel of the motherlode. Originally built in 1858, the hotel has undergone various renovations and upgrades over the years. The current owners have done the maximum amount of work to add to the functionality and value of the property.

### PROPERTY HIGHLIGHTS

- 21 ROOMS WITH ATTACHED BATHROOMS - VARIOUS SIZE & CONFIGURATION**
- 3 STUDIO APARTMENTS - CURRENTLY RENTED TO MONTH TO MONTH TENANTS**
- FINE DINING RESTAURANT - 80 SEATING CAPACITY SERVING LUNCH & DINNER**
- LOBBY BAR - FULL SERVICE BAR OPEN 7 DAYS A WEEK.**
- BANQUET HALL - 75 SEATING CAPACITY**
- BASEMENT BAR - FULL BAR WITH 10 BEER TAPS WITH SPACE FOR ENTERTAINMENT**

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EXECUTIVE SUMMARY // 4



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The building sits on two separate parcels and could possibly have been two separate buildings that is currently considered as one building with the primary address of 53 Main Street and a secondary address of 55 Main Street.

The street level houses the hotel lobby, restaurant, casual bar and the banquet hall. Also located on this floor is the spacious kitchen that has two separate cooking areas. Three rest rooms are located on the ground floor.

The second floor has 10 rooms with attached bathrooms and a common area bathroom. The balcony on this floor is open to both hotel guests and restaurant patrons. A satellite kitchen with refrigeration, dishwasher and storage room is located on this floor. There are 3 studio apartments of various sizes on this floor that are directly accessible from the street through a direct staircase.

The third floor has 11 rooms with attached bathrooms. Also located on this floor is a laundry room for the hotel's in-house use only.

The basement has a full bar with a lounge area and space for entertainment. The basement bar can be accessible from the street level through a staircase. It is also accessible to hotel guests through an interior staircase and a lift. There are two bathrooms located in the bar. The basement bar has a standalone heating and air-conditioning system. Rest of the basement is ample storage space and a back-office.

### LOCATION DESCRIPTION

Located an hour away from Sacramento, the state capital of California and approximately 2.5 away from the San Francisco Bay area, Sutter Creek is easily accessible by state highway 49 & 88.

This area is steeped in rich history from California's gold mining days and has a lot of outdoor attractions for a year round activity. The area is gaining prominence as a prominent wine region. Amador county is home to over 45 boutique and family owned wineries.

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PROPERTY DESCRIPTION // 5



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- GROSS REVENUE-
- 2021 - \$2,829,562.00. Hotel room revenue - \$508,941.00
- 2022 - \$2,644,690.00. Hotel room revenue - \$518,634.00
- 2023 - \$2,665,742.00. Hotel room revenue - \$517,323.00
- MAJOR CAPITAL IMPROVEMENTS -
- Added bathrooms to all rooms on the third floor
- Elevator installed
- Generator installed
- 25 camera security system
- Fire suppression system
- Mistig system in balcony and street level patio
- Two ADA compliant guest rooms and 3 ADA accessible public bathrooms
- Carpeting removed to expose old Douglas Fir wood flooring
- Sheetrock removed to expose original brick wall
- Lobby and restaurant area reconfigured and remodeled and lobby bar added
- Numerous improvements and equipment upgrades in the kitchen area
- OPPORTUNITIES -
- Renovate the 3 studio apartments and add them to hotel room inventory
- Install electronic smart locks to enable contact-less check-in & after-hours check-in
- Better room revenue management by using dynamic revenue management
- More hands-on owner operation & management

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COMPLETE HIGHLIGHTS // 6

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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 7



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# LOCATION INFORMATION



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LOCATION INFORMATION // 8

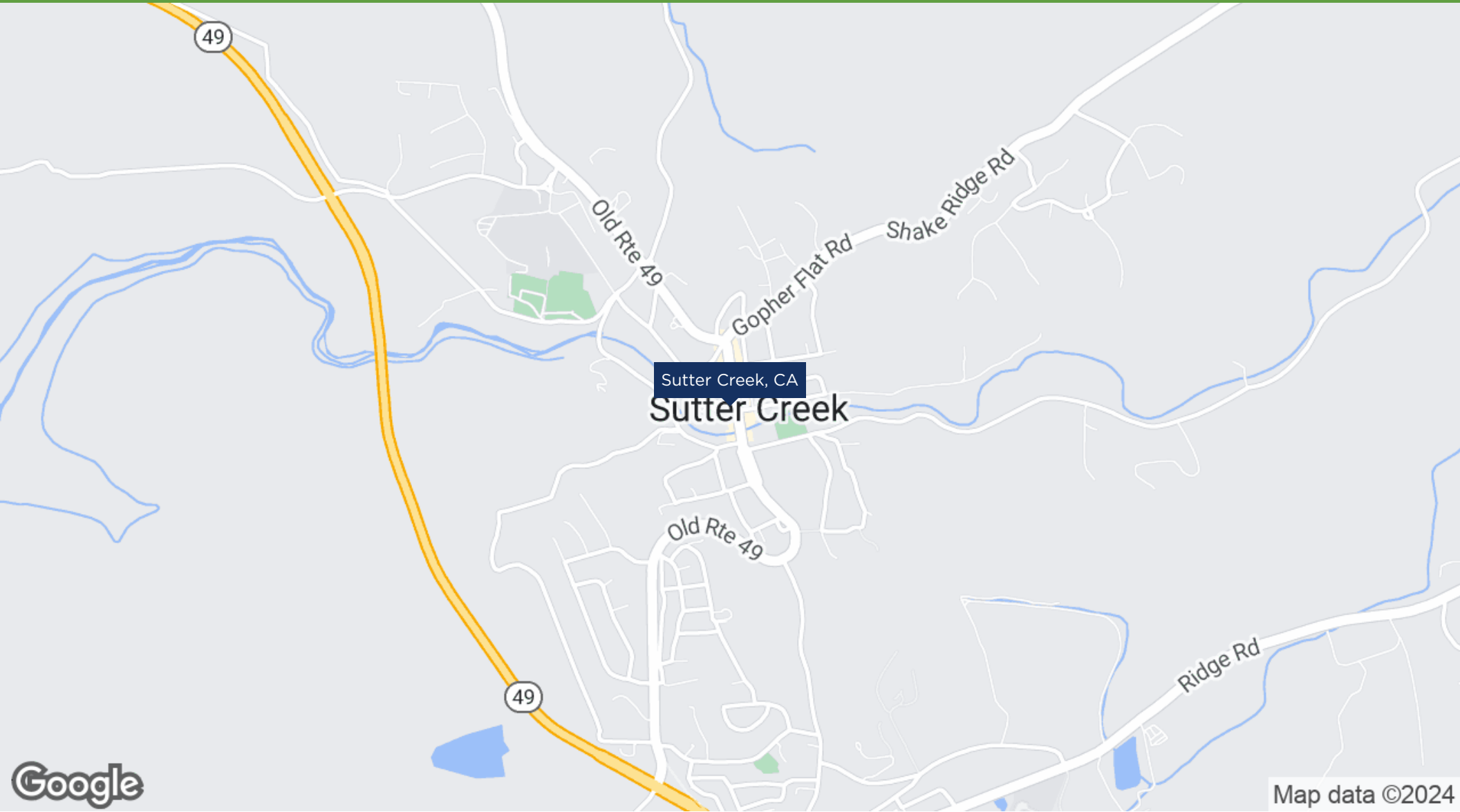


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# LOCATION INFORMATION

## REGIONAL MAP



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**REGIONAL MAP // 9**



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# LOCATION INFORMATION

## LOCATION MAP



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**LOCATION MAP // 10**



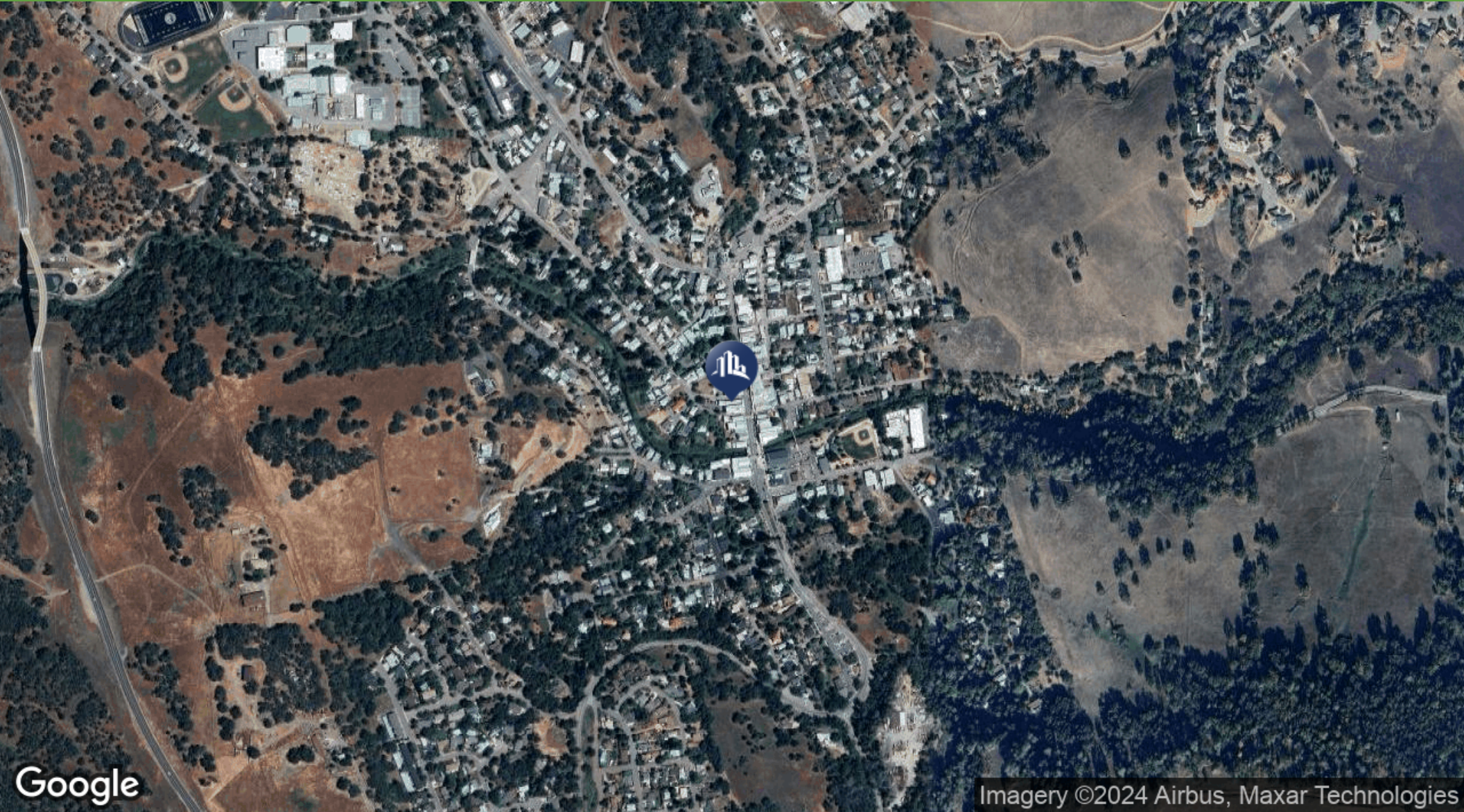
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# LOCATION INFORMATION

## AERIAL MAP



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**AERIAL MAP // 11**



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# SALE COMPARABLES



## HOTEL SUTTER

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SALE COMPARABLES // 12

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# SALE COMPARABLES

## SALE COMPS



### HOTEL SUTTER

53 Main St, Sutter Creek, CA 95685

Price:	\$3,900,000	Bldg Size:	14,820 SF
Lot Size:	14,525 SF	No. Units:	21
Year Built:	1858		



### HANFORD HOUSE INN

61 Hanford Street, Sutter Creek, CA 95685

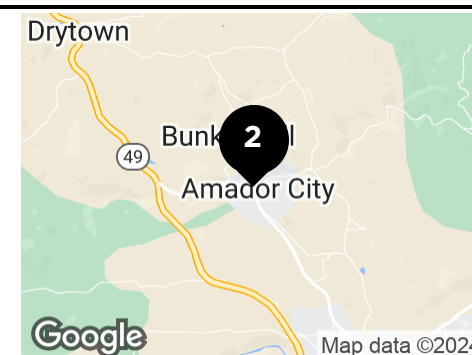
Price:	\$2,818,500	Bldg Size:	8,592 SF
Lot Size:	23,522 SF	No. Units:	17
Year Built:	1944		



### IMPERIAL HOTEL

14202 State Highway 49, Amador City, CA 95601

Price:	\$1,650,000	Bldg Size:	4,668 SF
Lot Size:	20,038 SF	No. Units:	9
Year Built:	1879		



HOTEL SUTTER

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SALE COMPS // 13





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# SALE COMPARABLES

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	NOI	# OF ROOMS	YEAR BUILT	
	 <b>Hotel Sutter</b> 53 Main St Sutter Creek, CA 95685	\$3,900,000	14,820 SF	\$185,714	-	-	-	21	1858	
	SALE COMPS	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	NOI	# OF ROOMS	YEAR BUILT	CLOSE
<b>1</b>	 <b>Hanford House Inn</b> 61 Hanford Street Sutter Creek, CA 95685	\$2,818,500	8,592 SF	\$165,794	-	-	-	17	1944	07/01/2022
<b>2</b>	 <b>Imperial Hotel</b> 14202 State Highway 49 Amador City, CA 95601	\$1,650,000	4,668 SF	\$183,333	-	-	-	9	1879	09/12/2022
	<b>Totals/Averages</b>	<b>\$2,234,250</b>	<b>6,630 SF</b>	<b>\$171,865</b>	<b>-</b>	<b>-</b>	<b>\$0</b>	<b>13</b>		

### HOTEL SUTTER

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SALE COMPS SUMMARY // 14



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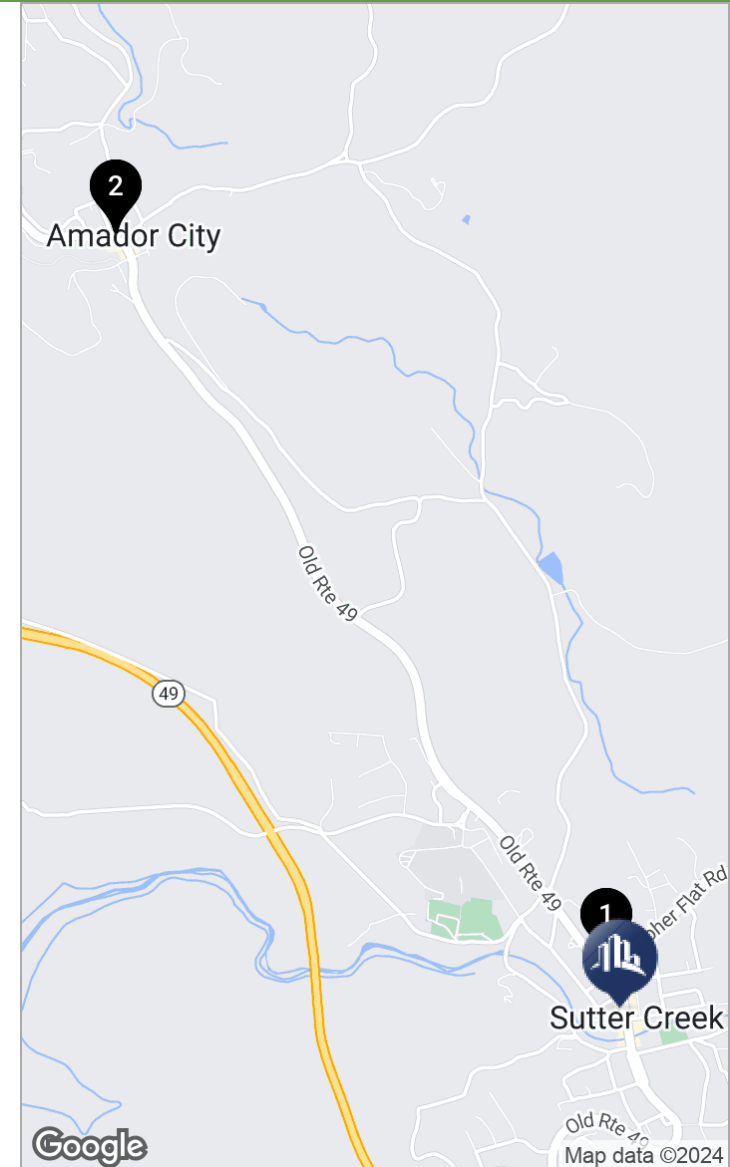
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# SALE COMPARABLES

## SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	<b>Hotel Sutter</b> 53 Main St Sutter Creek, CA	\$3,900,000	14,820 SF	14,525 SF	21
1	<b>Hanford House Inn</b> 61 Hanford Street Sutter Creek, CA	\$2,818,500	8,592 SF	23,522 SF	17
2	<b>Imperial Hotel</b> 14202 State Highway 49 Amador City, CA	\$1,650,000	4,668 SF	20,038 SF	9
<b>AVERAGES</b>		<b>\$2,234,250</b>	<b>6,630 SF</b>	<b>21,780 SF</b>	<b>13</b>



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SALE COMPS MAP & SUMMARY // 1



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# DEMOGRAPHICS



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DEMOGRAPHICS // 16



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT



	0.3 MILES	0.5 MILES	1 MILE
Total population	625	1,222	2,666
Median age	48	48	48
Median age (Male)	46	46	47
Median age (Female)	50	50	50
Total households	294	573	1,250
Total persons per HH	2.1	2.1	2.1
Average HH income	\$86,221	\$87,979	\$89,885
Average house value	\$558,744	\$567,091	\$553,973

\* Demographic data derived from 2020 ACS - US Census

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**DEMOGRAPHICS REPORT // 17**



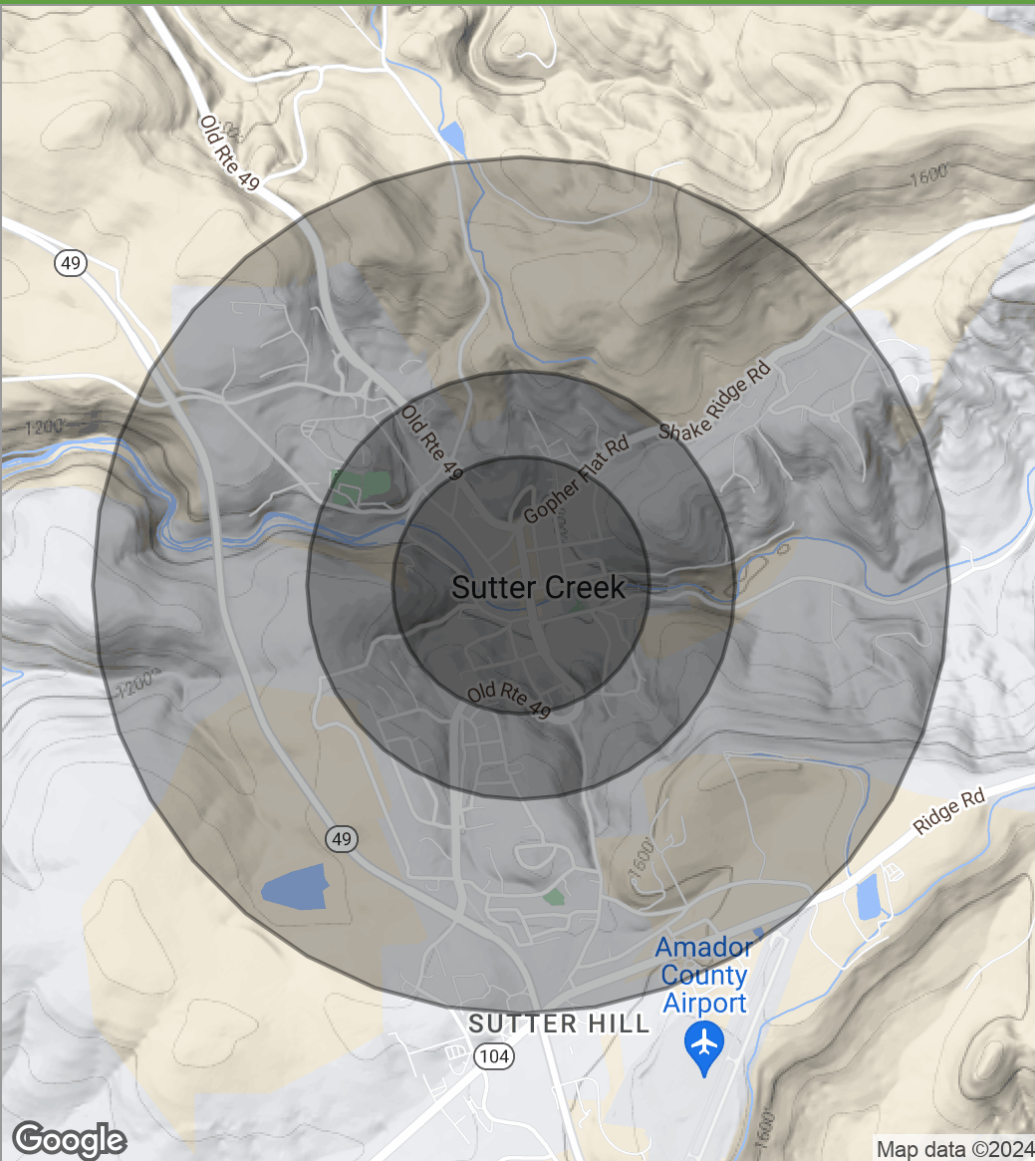
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	625	1,222	2,666
Median age	48	48	48
Median age (Male)	46	46	47
Median age (Female)	50	50	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	294	573	1,250
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**DEMOGRAPHICS MAP // 18**



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