

Best Western Posada Royale Hotel & Suites

1775 Madera Rd., Simi Valley, CA 93065



Hi Buyers and Agents,

We wanted to exclusively bring an exciting investment opportunity to your attention: the Best Western Posada Simi Valley. This prime hotel offers comfortable and convenient accommodation for travelers, ideally located near the Reagan Library, various event venues, hiking and golf courses, and charming neighboring cities like Thousand Oaks, Moorpark, Oxnard, Santa Barbara, Porter Ranch, Northridge, Studio City, Hollywood and LA Downtown. Guests can enjoy amenities such as complimentary breakfast, an outdoor pool, and a fitness center. The hotel also features banquet rooms and wedding ceremony sites, offering full liquor service.

The two-story hotel currently has 120 rooms within its 68,960 SF building on a 3.27-acre lot. The current zoning fortunately is for three stories, presenting a significant opportunity for expansion. Subject to a Conditional Use Permit (CUP), an additional sixty rooms or expanded banquet facilities could be added to the top of the second floor, which would significantly increase profitability.

Financial highlights from 2022 to 2024 include:

* Average Revenue: \$4,774,768

* Average Total Cash Flow: \$1,895,000

This exceptional hotel is an ideal acquisition for an investor with an entrepreneurial vision. Please feel free to make an offer.

If you need any additional information, please contact me by email or phone.

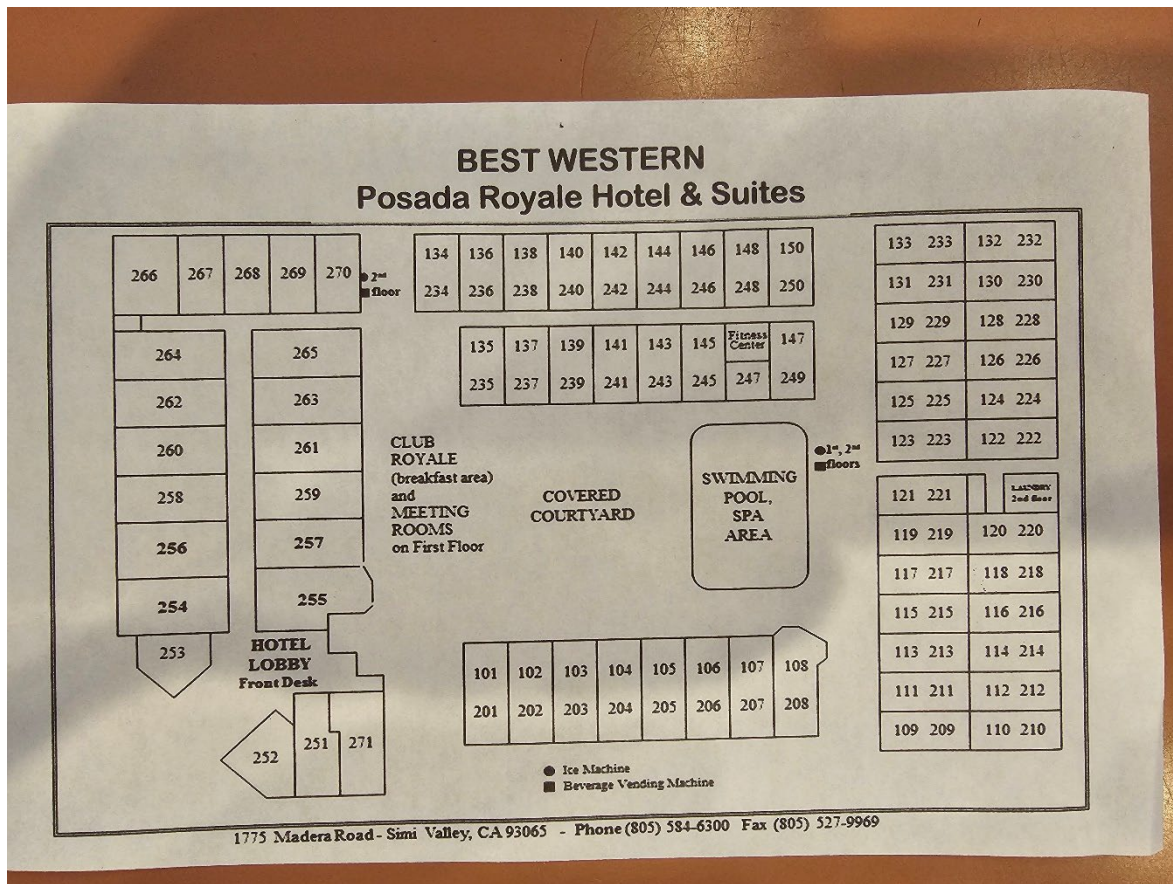
Please note that all information provided has come from reliable sources. However, the sellers and their agents do not guarantee their accuracy. Buyers are responsible for investigating and confirming all information during the due diligence period.

Best regards,
Steve (Soung) Lee
Executive Commercial Consultant, MBA
CAR Broker License: 00698945

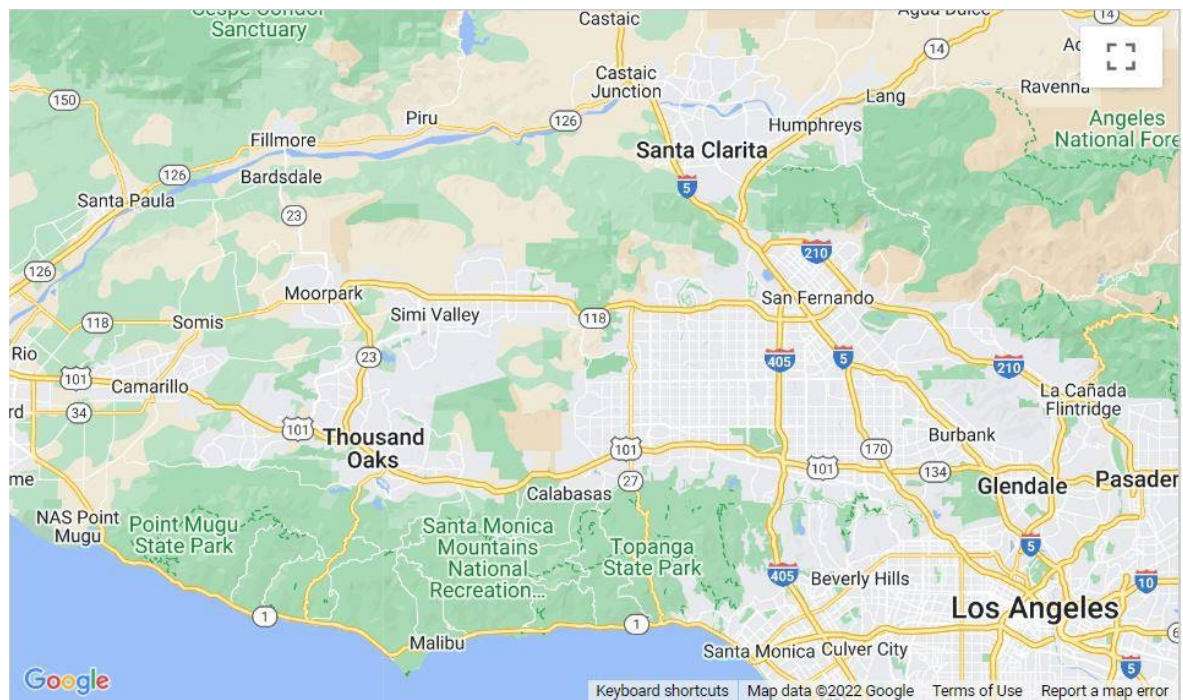
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Property Information

Location	1775 Madera Rd, Simi Valley, CA 93065
APN	580-0-020-615
Built	1986
Rooms	120 (Queen/72; King/23; Suite/20; Queen Accessible/4; King Accessible/1)
Banquet/meeting Rooms/Spaces	4,019 SF
Outdoor Open Patio/Ceremony Area	1,600 SF
Full Kitchen	1
Full Bar	1
Business Center	1
Fitness Room	1
Laundry Room	1
Lobby Workstation	1
Vending Machine Areas	TBA
Buildings	one
Floors	two
Corridors	Interior/Exterior
Building Size	68,960 SF
Land Size	Approximately 3.27 acres (142,441 SF)
Parking	150 spaces
Heated Swimming Pool & SPA	1
Fire Protection	Sprinklers
Zoning	CPD (commercial Planned Development)
Comprehensive Property Tax For the period of 2022-2023	1.0981%
Comprehensive Room Tax	13%
Hotel Class	AAA 3-Diamond
Renovation/Improvements	2006, 2017 and keep updating.
PIP	No pending.



The yellow-marked area indicates the hotel's location.
 It's understood that an easement exists for the hotel's use of the northern parking spaces, which belong to the separate parcel where the Chinese Restaurant is located.



The Reagan Library—the largest and most visited of all the presidential libraries.



Banquet & Others







