

COMFORT INN & SUITES SEQUOIA KINGS CANYON

 Choice 100 Realty, Inc.

Exclusive Listed by Choice100realty, Inc

www.choice100realty.com





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EXECUTIVE SUMMARY

Choice 100 Realty is pleased to present an opportunity to acquire Comfort Inn & Suites Sequoia Kings Canyon (the “Hotel”) with 103 rooms (and a manager’s suite with kitchen), located at 40820 Sierra Dr, Three Rivers, CA 93271.

Strong Location: This leisure hotel is located within a 6-mile radius of numerous outdoor attractions and points of interest, including Lions Roping Arena, Reimer’s Candles & Gifts, the Three Rivers Historical Society, Kaweah Lake Recreation Area, Lake Kaweah Marina, and Sequoia National Park. Cherry Falls in Sequoia National Forest and the Kaweah River–Cobbleknoll Trail are also just 7 miles away.

Strong Cash Flow: The Hotel has been performing with strong ADR and enjoying its excellent cash flow.



PROPERTY DESCRIPTION

Brand: Comfort Inn & Suites

Address: 40820 Sierra Drive, Three Rivers,
CA 93271

Year Built: 1997 and 2002

APN: 068-360-028

Type of Ownership: Fee Simple

Building size: 43,841 sqft

Site Area: 3.61 Acres

Description:

The subject property comprises two separate buildings and offers a range of amenities designed for both comfort and functionality. Key features include a dedicated breakfast area, a fully equipped meeting room, guest laundry facilities, a fitness center, and an outdoor swimming pool with an attached Jacuzzi.

In terms of infrastructure, the property operates on a self-contained system that includes a private septic system, water well, storage tank, and a leach field designated for septic management.

Guest Rooms: Total 2 Buildings with 103 Guest Rooms and a Manager Suite with kitchen

Sequoia Building

Built in 2002

Inside Corridor, 3 Story with Elevator

Total 41 Units

6 Deluxe King

22 Deluxe Two Queen

10 Suite King

2 Deluxe Handicap King

1 Deluxe Handicap Two Queen

Sierra Building

Built in 1997

2 Story Walk up Outside Corridor

Total 62 Units

14 Standard One King

30 Standard Two Queen

3 Suite King

6 Deluxe King

7 Deluxe Suite with Two Queen

2 Standard Handicap Two Queen

A Manager Suite with Kitchen



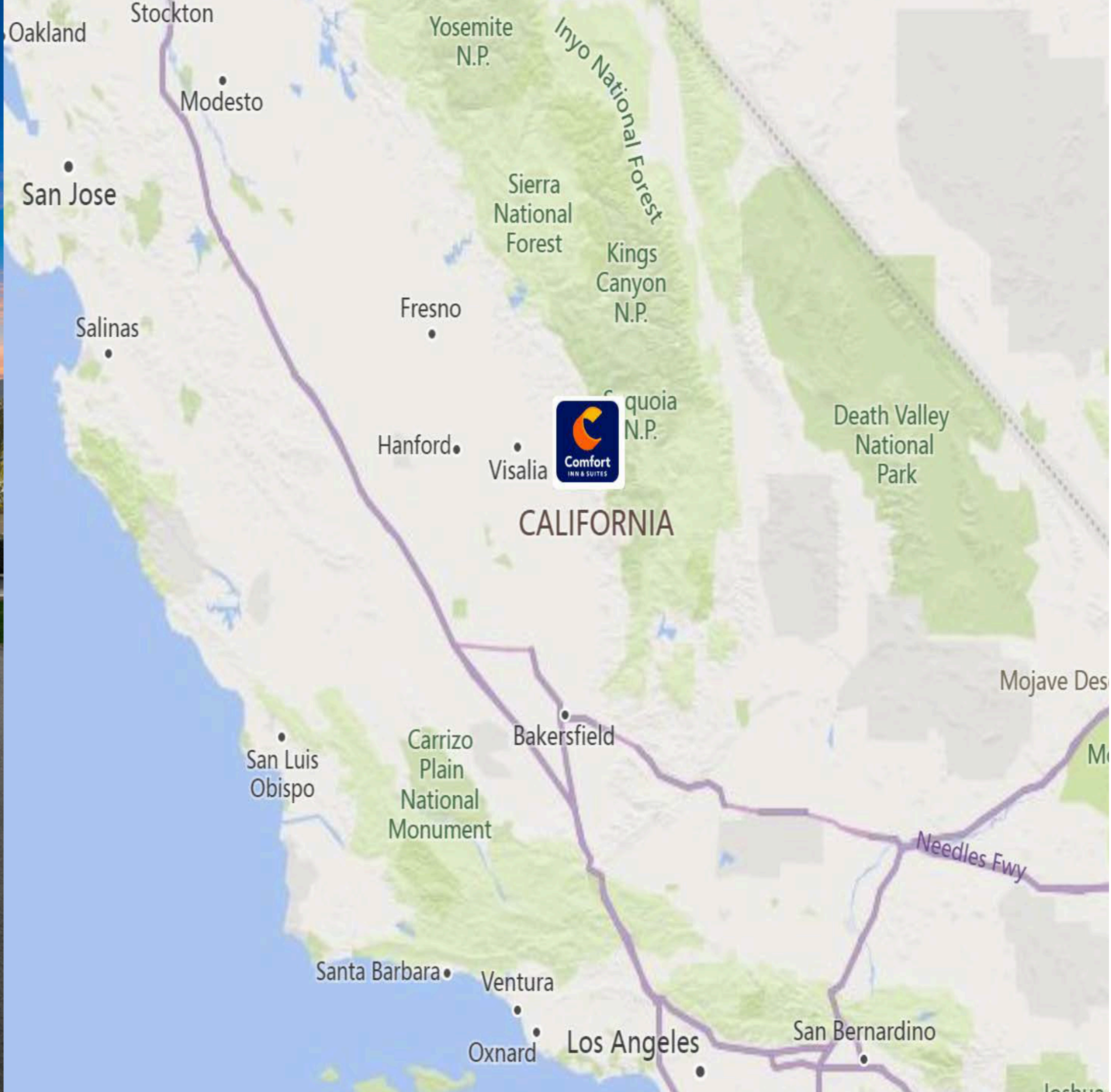
REVENUE SUMMARY

	YE 2022	YE 2023	YE 2024	T12 Feb 2025
Occupancy	58.4%	46.8%	67.5%	71.5%
ADR	\$208.11	\$208.02	\$216.33	\$212.68
Gross Revenue	\$4,625,790	\$3,527,148	\$5,586,810	\$5,782,968



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THANK YOU

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