

### Location Information

Building Name	The Park Motel
Street Address	821 Golden State Ave
City, State, Zip	Bakersfield, CA 93301
County	Kern

### Building Information

Number of Buildings	5
Number of Rooms	15
Building Size	4,500 square feet
NOI	\$81,652
Cap Rate	8.17%
Year Built	1938
Year Last Renovated	2019
Framing	Wood
Condition	Good
Roof	Composit and Tile
Corridors	Exterior
Foundation	Concrete Slab

### Room Types

Standard Queen	11
Queen with Kitchenette	4

### General Information

Property Type	Motel
Property Subtype	Hospitality
Lot Size	.23 Acres
APN#	05-151-05-00-01
Opportunity Zone	Yes

### Managers Unit

Room Type	2 Bed + 1 1/2 Bath
Kitchen	Yes

### Parking and Transportation

Parking Type	Concrete/Asphalt
# of Parking Spaces	16

### Mechanical

PTAC/HVAC/Wall Units	7/1/8
Boilers	No
Staff Washers	1
Staff Dryers	1
Guest Washers	1
Guest Dryers	1