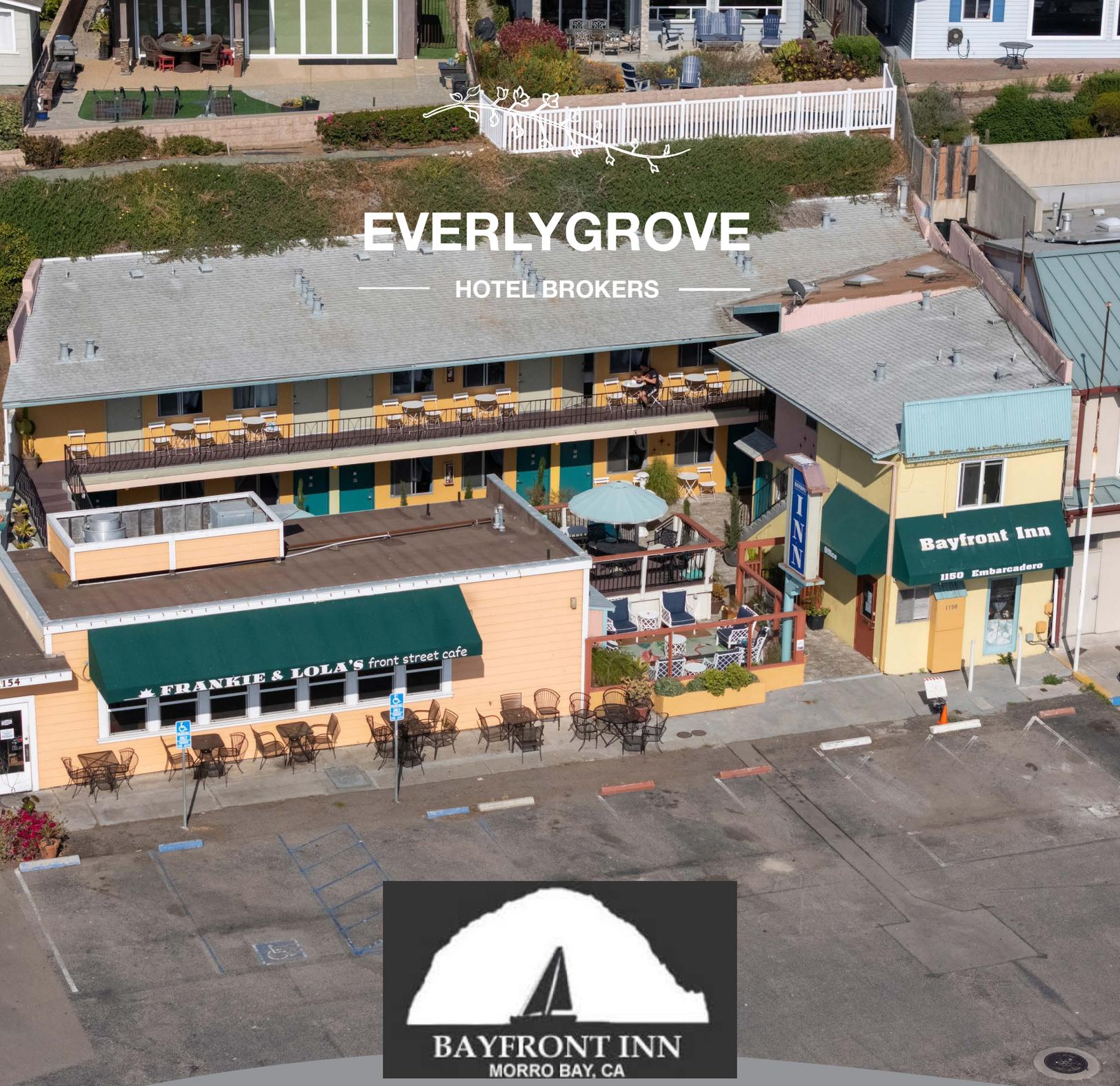


EVERLYGROVE

HOTEL BROKERS



OFFERING AT: \$4,750,000 | 16 ROOMS | \$296,875/ROOM

High-Visibility Hospitality on Morro Bay's Embarcadero



EVERLYGROVE TRANSACTION TEAM



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REVENUE MANAGEMENT

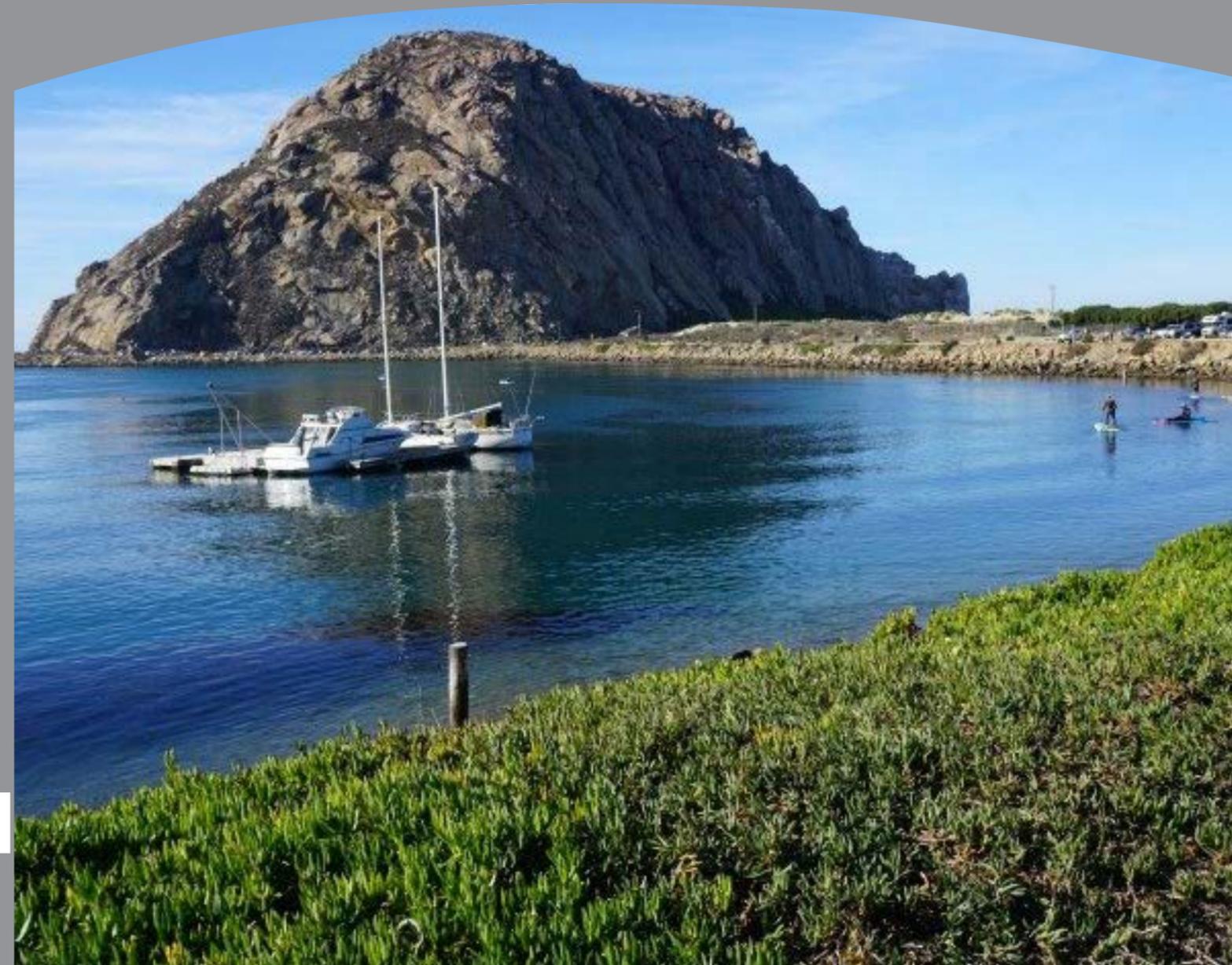


FALLON WILLIS
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HUMAN RESOURCES



CONTENTS

- 4 THE OFFERING
- 6 PROPERTY INFORMATION
- 10 MAPS
- 12 DEMAND DRIVERS
- 24 TOURISM DATA
- 26 FINANCIALS
- 28 SALES COMPARABLES
- 32 PERFORMANCE STATS
- 34 PROFORMA
- 36 HOTEL MANAGEMENT
- 38 DIRECTIONS





THE OFFERING

EVERLYGROVE HOTEL BROKERS is pleased to present the opportunity to acquire the charming Bayfront Inn in Morro Bay, CA. This 16-key, 7,420-square-foot coastal asset is situated on a 0.14-acre lot in San Luis Obispo County, just steps from the Embarcadero. Originally built in 1963, the property is in good condition and offers a nostalgic beach-town experience. An on-site restaurant, currently leased to a third-party operator, provides additional rental income and enhances the guest experience. This location makes the property especially attractive to investors or owner-operators looking to tap into the vibrant tourism economy of one of California's most beloved seaside communities.





PROPERTY INFORMATION



Sale Price: \$4,750,000

Location Information

Building Name	Bayfront Inn
Street Address	1150 Embarcadero
City, State, Zip	Morro Bay, CA 93442
County	San Luis Obispo

Restaurant Overview

Lease	Month to month
Year Built	1963
Rebuilt	2007
Roof	2014
Building Size	1,000 sq ft
Full Kitcen	Yes
Bathrooms	2
Tenant Pays:	Utilites, insurance, 15% of property tax

Building Information

Number of Buildings	2
Number of Rooms	16
Building Size	7,420 Square Feet
Year Built	1963
Corridors	Exterior

General Information

Property Type	Hotel
Property Subtype	Hospitality
Lot Size	0.14 Acres
APN#	066-034-010
Opportunity Zone	No

Parking and Transportation

Parking Type	Asphalt
# of Parking Spaces	28



The property includes an on-site restaurant, currently leased to a third-party operator, providing steady rental income

INTERIORS

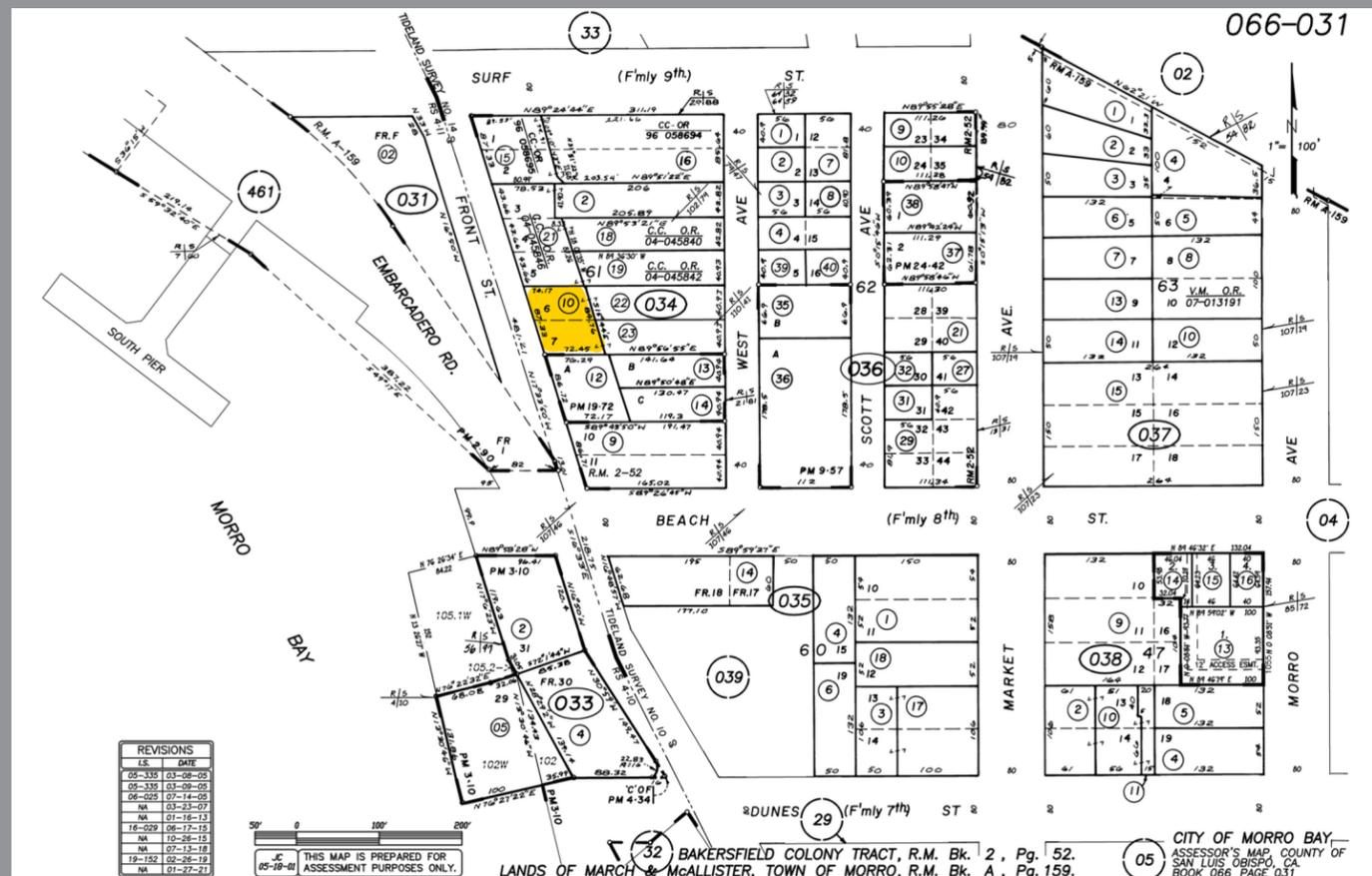


EXTERIORS



MAPS

PARCEL MAP





DEMAND DRIVERS

THE CENTRAL COAST has become one of the nation's most celebrated vacation destinations and is known for pristine beaches & coastline, scenic hiking trails, expansive wine country, and championship golf courses. Morro Bay is popular among various demographics including families and couples looking for a weekend getaway within driving distance from Southern, Central, and Northern California. Morro Bay is accessible from all parts of California and has expansive regional appeal via San Luis Obispo Airport as well as Amtrak and Highway 1.



SLO COUNTY REGIONAL AIRPORT (SBP) DIRECT FLIGHTS

Dallas/Fort Worth (DFW) | Phoenix (PHX)
Seattle (SEA) | Portland (PDX)
San Diego (SAN) | Los Angeles (LAX)
San Francisco (SFO) | Las Vegas (LAS)



Welcome to

Morro Bay

California

Nestled on California's Central Coast, Morro Bay is the southern gate to the Highway 1 Big Sur corridor. This vibrant and growing coastal community is a haven for craft businesses and landmark attractions, and is located just 15 minutes west of San Luis Obispo.



THE NEIGHBORHOOD

MORRO ROCK
An iconic land mark and central coast destination

MORRO STAND BEACH

MORRO BAY OYSTER COMPANY
THE HARBOR HUT
THE GREAT AMERICAN FISH COMPANY

ROSE'S BAR AND GRILL
SUN-N-BUNS BAKERY
Doria's

THE DUTCHIE

THE SAVORY PALETTE
SUSHI & SAKE

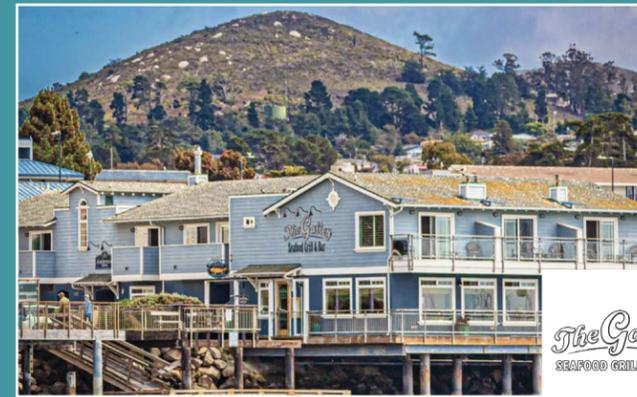
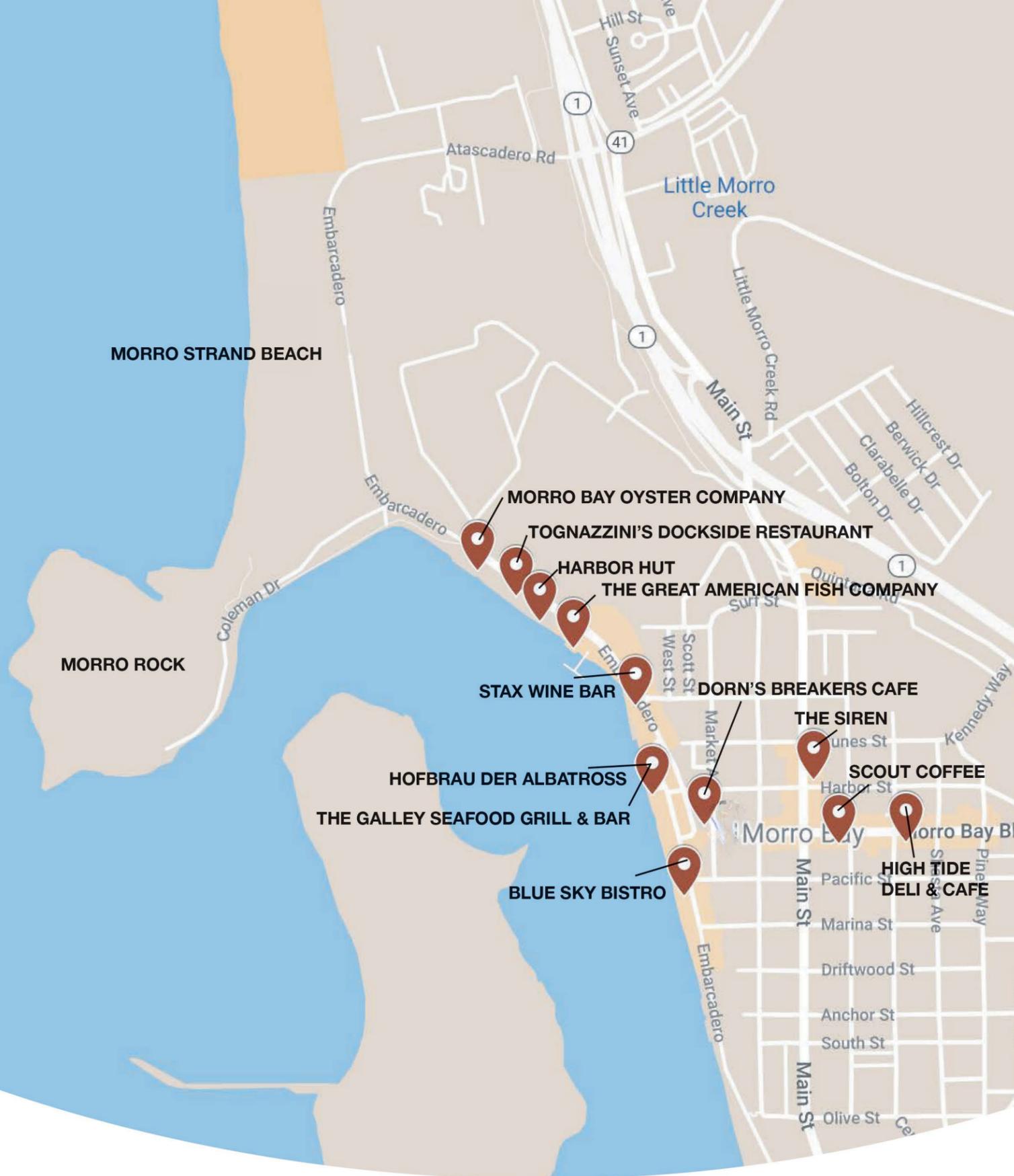
GROGGY SCALLYWAG COFFEE HOUSE

TAQUERIA EL GUERO DISTILLERY

LA KATRINA AUTHENTIC MEXICAN COCINA

NEIGHBORHOOD EATS

MORRO BAY CULTURE AND EATERIES ALL WITHIN WALKING FROM THE BAYFRONT INN



The Galley
SEAFOOD GRILL & BAR

THE GALLAERY

The Galley is a waterfront restaurant and fish market dedicated to serving fresh, locally sourced, and sustainable seafood, brought in daily from our own fishing fleet and available both for purchase in the market and expertly prepared in our coastal-inspired kitchen for a true taste of Morro Bay.

HARBOR HUT

Watch the sailboats bob and sea lions bask in the sun at the Harbor Hut. As a local favorite waterfront restaurant, it allows guests to enjoy stunning views with a plate of freshly caught fish and chips.



HARBOR HUT
STEAK AND SEAFOOD GRILL



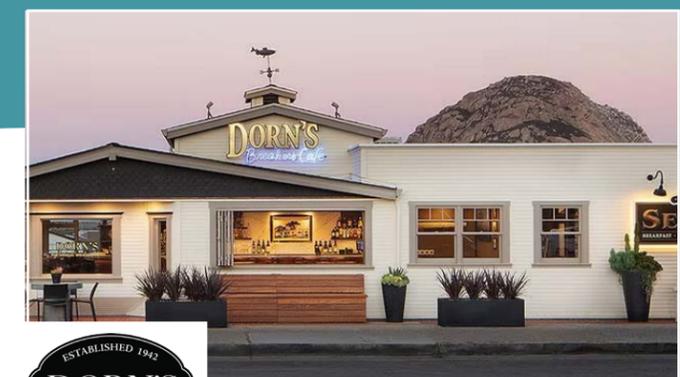
The GREAT AMERICAN FISH COMPANY
FRESH FISH. FRESH BREAD. FRESH BUTTER. FRESH BEERS.

THE GREAT AMERICAN FISH COMPANY

A Morro Bay staple, the Great American Fish Company entices with the aroma of mesquite-broiled seafood wafting from the open kitchen. Diners can savor the bounty of the Pacific Ocean while enjoying panoramic views of Morro Bay Harbor.

DORIN'S

From sunrise breakfasts to sunset dinners. Enjoy fresh seafood like clam chowder, fried oysters, grilled salmon and lobster tail, alongside classically comforting breakfast staples.



DORN'S
ESTABLISHED 1942
BREAKERS CAFE

MONTANA DE ORO STATE PARK

8,000 pristine acres, 7 miles of majestic coastline and offers opportunities for hiking, jogging, biking, horseback riding, and surfing. The awe inspiring cliffs of Montana de Oro bring over 500,000 visitors yearly to this park annually, making it one of the top visited state parks in California.



HEARST CASTLE

A top 10 tourism destination in California, Hearst Castle attracts upwards of 750,000 visitors annually. This iconic landmark is just a 20-minute drive north of Bayfront Inn via Highway 1, making it a perfect day trip for your Morro Bay weekend.





TOURISM DATA

SLO CAL

VISIT SLO CAL IS THE PREMIERE TOURISM AGENCY in San Luis Obispo County and is an active community partner in marketing the SLO CAL region. SLO CAL aims to build relationships with hospitality industry businesses, increasing the viability of hotel development and investments.



Arrivals



ROADS
Located in the sweet spot between San Francisco and Los Angeles, SLO CAL is easily accessible from Highway 101 or the famous coastal Highway 1, sometimes called Pacific Coast Highway or simply PCH. Traveling along Interstate 5? Hop on Highway 41, 46 or 58 in the north or 166 in the south.



FLIGHTS
The brand-new San Luis Obispo County Regional Airport (SLO) terminal enjoys air service on American, United and Alaska Airlines, with direct flights from San Francisco, Phoenix, Denver, Seattle, Portland, Dallas-Fort Worth and San Diego.



TRAIN
If riding the rails is on your bucket list, try Amtrak's Pacific Surfliner or Coast Starlight. With service northbound from San Diego along the coastline, or southbound from as far as Seattle, these two routes offer stunning Pacific views and deliver you directly to several stations across SLO CAL.



Activity	Did	Motivated	Net
Visited a beach	63%	57%	36%
Drove a scenic highway	50%	33%	17%
Dined in an independent restaurant	54%	24%	13%
Went to a winery/brewery/distillery	28%	40%	11%
Visited a park or nature area	36%	30%	11%
Toured wine country	19%	48%	9%
Visited a historic site/historic landmark	24%	31%	7%
Hiked	29%	25%	7%
Attended an event or festival	12%	51%	6%
Camped at the beach	11%	50%	6%
Shopped	43%	12%	5%
Live music/Entertainment/Nightlife	13%	36%	5%
Spa/Health and wellness activity	11%	42%	5%
Aquarium/Zoo/Children's museum	10%	36%	4%
Farmers Market/Food or farm tour	19%	18%	3%
Art gallery/Museum	11%	27%	3%
Golfed	7%	38%	3%
Water sports - swimming, surfing, paddle boarding	12%	22%	3%
Biked	9%	19%	2%
Dined at a national brand restaurant	13%	13%	2%
Boating or water tour	5%	25%	1%
Fished	5%	22%	1%
Rock climbing	3%	26%	1%
Other	4%	19%	1%
Watched a space launch	4%	8%	0%

SLO CAL TRIP

20% INCLUDED AS PART OF MULTI-DESTINATION TRIP

12% INCLUDED ON THE WAY

68% MAIN DESTINATION

RATING OF TRIP EXPERIENCE

47% EXCELLENT

10% GOOD

43% VERY GOOD

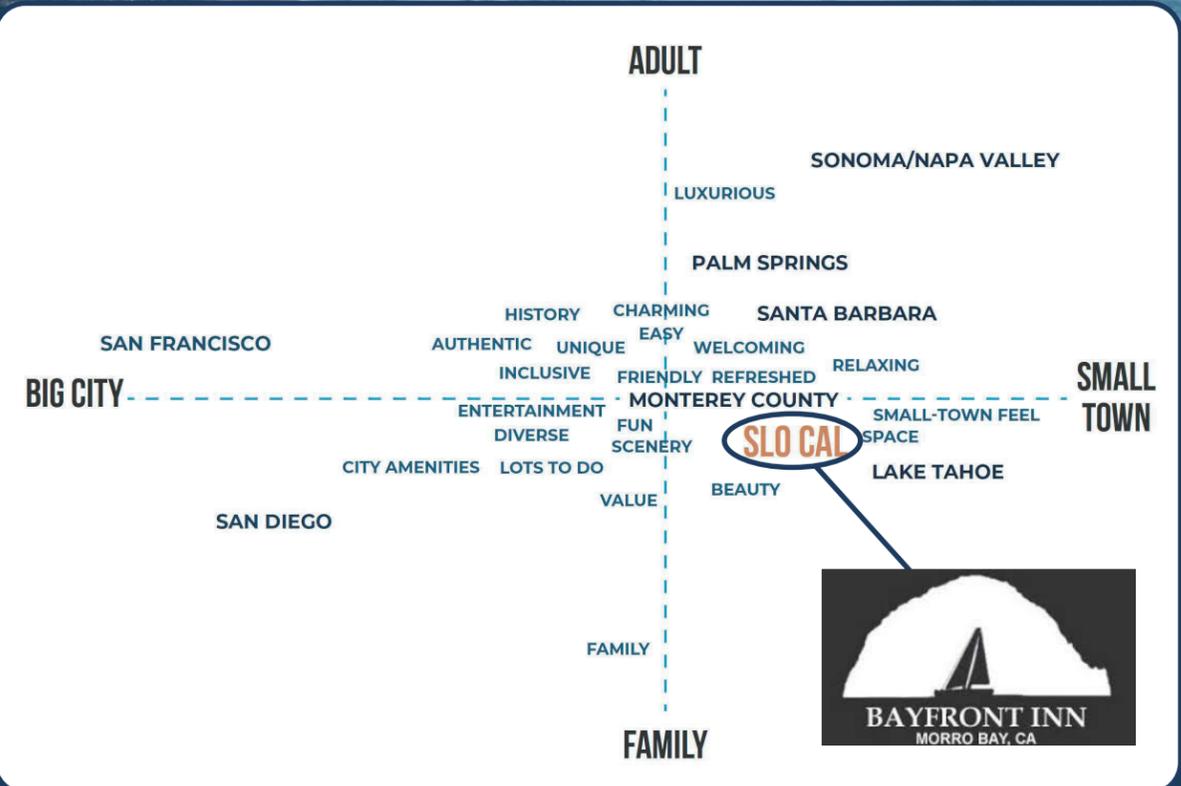
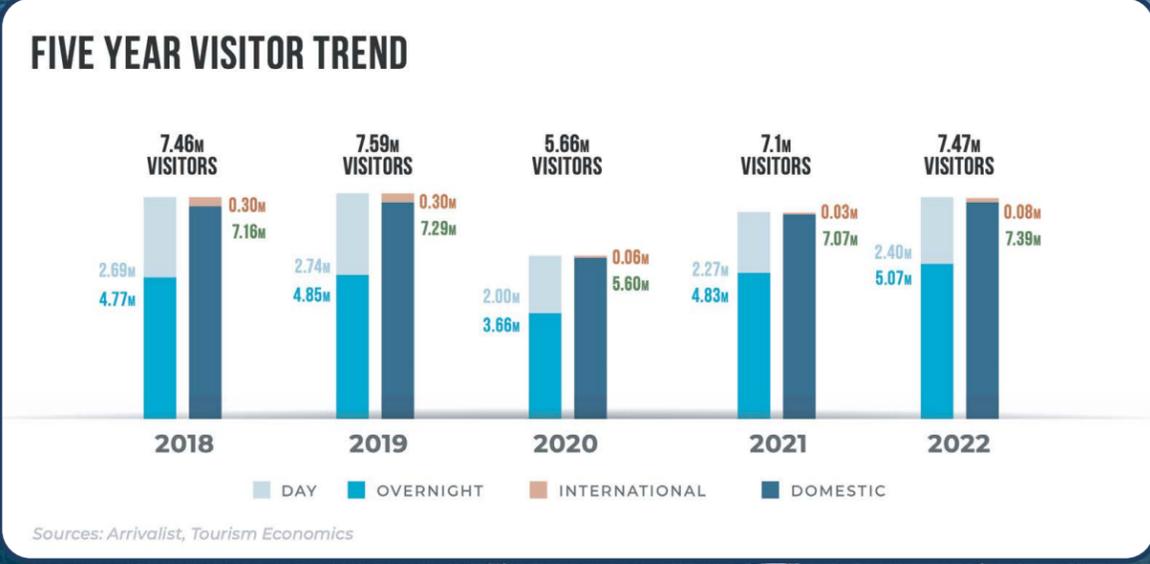
78% DROVE PERSONAL VEHICLE

3.2 AVERAGE PARTY SIZE

Source: SMARInsights Visitor Profile Study, 2021

The most popular activity by far is visiting a beach, followed by driving a scenic highway, dining at an independent restaurant, visiting a winery/brewery/distillery, and visiting a park or nature area.

While fewer visitors participated in activities like attending an event or festival, camping at the beach, or taking part in health and wellness programs, they are motivated by these activities and as such provide good opportunities for expanded marketing messages.



CROSS-VISITATION

2.7 COMMUNITIES PER UNIQUE ARRIVAL

April 2022 - March 2023

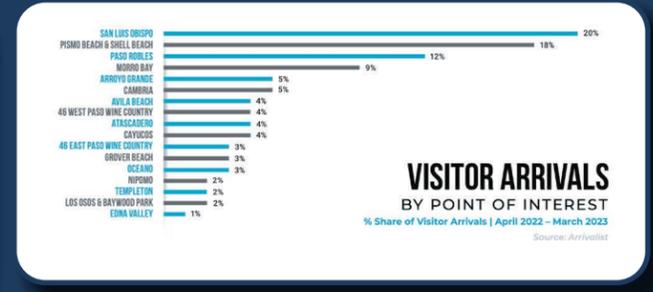
VSC's data provider had to change methodology for calculating Length of Stay and Cross-Visitation due to changes in data privacy legislation in spring of 2022. This change caused noticeable discrepancies in year-over-year data. VSC has chosen to report utilizing the new data model but omit any YoY comparisons to the old data set to avoid misrepresentation.

LENGTH OF STAY

1.6 DAYS

April 2022 - March 2023

Source: Arrivalist



The Landing is located in San Luis Obispo county, affectionately called "SLO CAL". SLO CAL is known for its scenic beauty along with other attributes (see above) that are highly rated by traveling consumers. Morro Bay is charming, authentic, and a welcoming locale within SLO CAL. Bayfront Inn is centrally located; walking distance to restaurants and the surrounding coastal businesses.



SALES COMPARABLES

Property	Address	Rooms	Price	Per Room	COE
 Masterpiece Hotel	1206 Main St. Morro Bay, CA	29	\$5,400,000	\$186,207	3/2025
 Best Western - San Marcos	250 Pacific St. Morro Bay, CA	32	\$6,500,000	\$203,125	4/2025
 La Serena Inn	990 Morro Rd. Morro Bay, CA	38	\$7,500,000	\$197,368	4/2025
Average				\$195,567	
 Bayfront Inn	1150 Embarcadero Morro Bay, CA	16	\$4,750,000	\$296,875	Subject Property

COMP 1

Masterpiece Hotel
Morro Bay, CA

1206 Main Street

\$5,400,000 **SOLD**

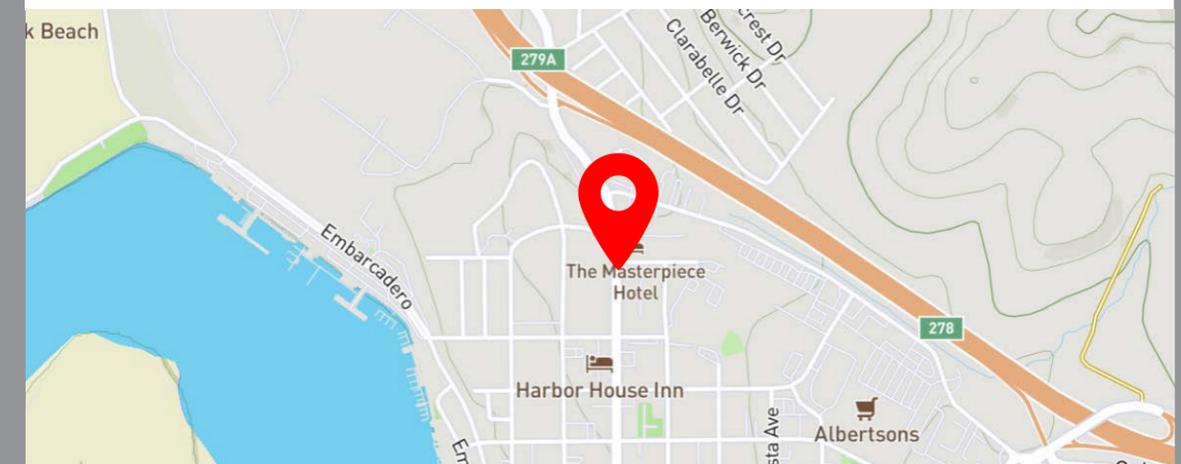


Transaction Details

Sale Date	3/20/2025	Recording Date	3/20/2025
Sale Price	\$5,400,000 (\$186,207/Room)	Transfer Tax	\$5,940
Land Price	\$13,500,000/AC (\$309.92/SF)	Zoning	C1
Sale Type	Investment	% Improved	72.63%
Time On Market	3 Months 9 Days	Document Number	000000007641
Hold Period	71 Months		
Parcel Number	066-312-015, 066-312-017		

Property Details

Hotel Opened	Jun 1984	Stories	3
Operation Type	Independent	Primary Corridors	Interior
Operation Status	Open	Building FAR	1.03
Hotel Location Type	Small Metro/Town		
Parking Spaces	30 Surface Spaces; Ratio of 1.03/Room		



COMP 2

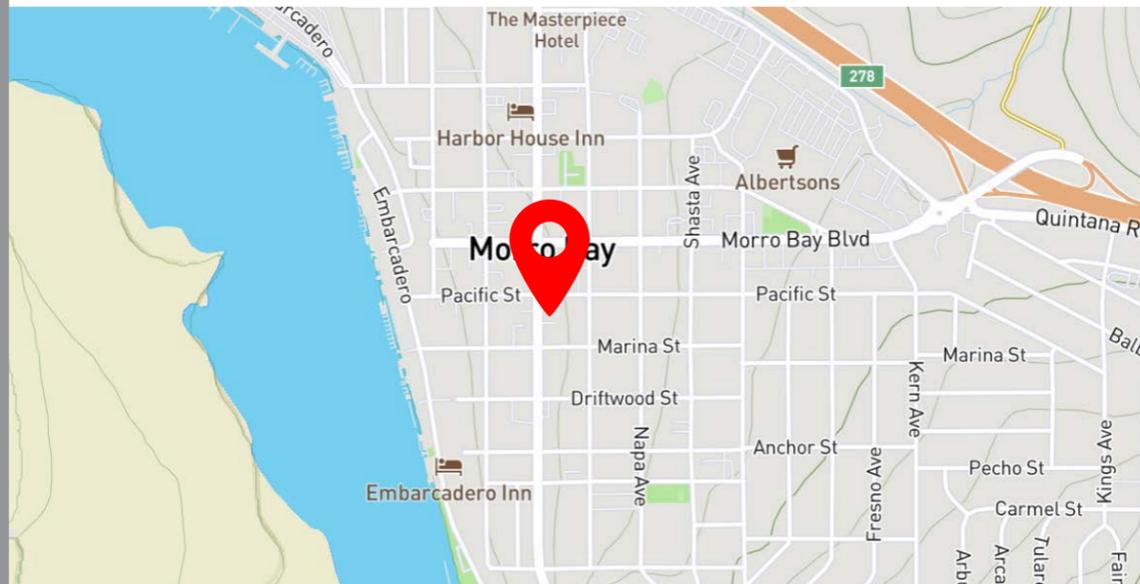
Best Western San Marcos Morro Bay, CA

250 Pacific Street
\$6,500,000 **SOLD**



Transaction Details			
Sale Date	4/8/2025	Hold Period	72 Months
Sale Price	\$6,500,000 (\$203,125/Room)	Recording Date	4/8/2025
Land Price	\$16,250,000/AC (\$373.05/SF)	Transfer Tax	\$15,400
Sale Type	Investment	Document Number	00000009661
Parcel Number	066-115-001		

Property Details			
Brand	Best Western	Hotel Location Type	Small Metro/Town
Parent Company	Best Western International Inc.	Stories	3
Hotel Opened	Jun 1973	Primary Corridors	Interior
Operation Type	Franchise	Building FAR	0.65
Operation Status	Open		
Parking Spaces	7 Surface Spaces; 9 Covered Spaces; Ratio of 0.50/Room		



COMP 3

La Serena Inn Morro Bay, CA

990 Morro Road
\$7,500,000 **SOLD**



Transaction Details			
Sale Date	4/8/2025	Hold Period	72 Months
Sale Price	\$7,500,000 (\$197,368/Room)	Recording Date	4/8/2025
Land Price	\$15,624,851/AC (\$358.70/SF)	Transfer Tax	\$15,400
Sale Type	Investment	Document Number	00000009661
Parcel Number	066-055-026		

Property Details			
Hotel Opened	Jan 1986	Primary Corridors	Interior
Operation Type	Independent	Meeting Space	800 SF
Operation Status	Open	Largest Meeting Space	800 SF
Hotel Location Type	Small Metro/Town	Building FAR	1.25
Stories	2		
Parking Spaces	6 Surface Spaces; 24 Covered Spaces; Ratio of 0.79/Room		





PERFORMANCE STATS



2024 & 2025 Performance Stats

Bayfront Inn - Performance Stats			
2025	Revenue	ADR	Occ %
Jan	\$25,496.67	\$73.15	63.91%
Feb	\$22,940.41	\$88.12	53.35%
Mar	\$23,496.76	\$91.43	47.78%
Apr	\$32,900.42	\$99.11	63.75%
May	\$35,726.71	\$125.10	53.83%
Jun	\$41,767.10	\$81.42	63.75%
Jul	\$57,643.95	\$108.97	80.24%
Aug	\$44,971.70	\$126.49	66.94%
Sep	\$33,472.13	\$120.16	54.17%
Oct	\$31,534.46	\$106.32	55.44%
Nov	\$22,960.37	\$88.01	50.00%
Dec	\$22,024.98	\$80.49	50.20%
	\$394,935.66	\$99.06	58.61%
2024	Revenue	ADR	Occ %
Jan	\$17,884.67	\$92.92	35.48%
Feb	\$21,168.62	\$93.05	46.43%
Mar	\$23,638.69	\$84.23	51.61%
Apr	\$30,746.83	\$113.17	52.50%
May	\$42,635.99	\$113.26	70.56%
Jun	\$50,577.18	\$126.78	77.71%
Jul	\$59,354.83	\$139.52	80.44%
Aug	\$43,343.38	\$146.97	53.23%
Sep	\$40,718.49	\$119.66	66.04%
Oct	\$33,248.34	\$111.47	55.85%
Nov	\$27,179.29	\$104.22	50.42%
Dec	\$25,718.69	\$84.74	56.05%
	\$416,215.00	\$110.83	58.03%

4 YEAR PRO-FORMA

	YEAR 1				YEAR 2			
# of Rooms	16				16			
Annual Rooms Available	5840				5840			
Occupied Rooms	3913				4030			
Occupancy	67.00%				69.00%			
ADR	\$150.00				\$155.00			
RevPAR	\$100.50				\$106.95			
YoY RevPAR Growth					6.00%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$586,920	92.40%	\$36,683	\$150.00	\$624,588	92.90%	\$39,037	\$155.00
Misc. Income	\$48,000	7.60%			\$48,000	7.10%	\$3,000	\$11.91
	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$634,920	100.00%	\$36,683	\$150.00	\$672,588	100.00%	\$39,037	\$166.91
DEPARTMENTAL EXPENSES								
Rooms	\$58,692	10.00%	\$3,668	\$15.00	\$62,459	10.00%	\$3,904	\$15.50
Wages	\$117,384	20.00%	\$7,337	\$30.00	\$124,918	20.00%	\$7,807	\$31.00
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$176,076	27.70%	\$11,005	\$45.00	\$187,376	27.90%	\$11,711	\$46.50
Gross Operating Income	\$458,844	72.30%	\$25,678	\$105.00	\$485,212	72.10%	\$27,326	\$120.41
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$9,524	1.50%	\$595	\$2.43	\$10,089	1.50%	\$631	\$2.50
Sales & Marketing	\$50,794	8.00%	\$3,175	\$12.98	\$53,807	8.00%	\$3,363	\$13.35
Repairs & Maintenance	\$25,397	4.00%	\$1,587	\$6.49	\$26,904	4.00%	\$1,681	\$6.68
Utilities	\$31,746	5.00%	\$1,984	\$8.11	\$33,629	5.00%	\$2,102	\$8.35
Total	\$117,460	18.50%	\$7,341	\$30.02	\$124,429	18.50%	\$7,777	\$30.88
Gross Operating Profit	\$341,384	53.80%	\$18,336	\$74.98	\$360,783	53.60%	\$19,549	\$89.53
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	-	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$52,725	8.30%	\$3,295.31	\$13.48	\$53,780	8.00%	\$3,361.22	\$13.35
Insurance	\$15,873	2.50%	\$992.06	\$4.06	\$16,815	2.50%	\$1,050.92	\$4.17
Total	\$68,598	10.80%	\$4,287.38	\$17.53	\$70,594	10.50%	\$4,412.14	\$17.52
EBITDA	\$272,786	43.00%	\$14,049	\$57.45	\$290,189	43.10%	\$15,137	\$72.01
FF&E Reserve ***	\$19,048	3.00%	\$1,190	\$4.87	\$20,178	3.00%	\$1,261	\$5.01
Net Operating Income	\$253,738	40.00%	\$12,859	\$52.58	\$270,011	40.10%	\$13,876	\$67.01
Cap Rate (based on \$4,750,000 sale price)	5.30%				5.70%			
Revenue Multiplier	7.48				7.06			
Price Per Room	\$296,875.00				\$296,875.00			

	YEAR 3				YEAR 4			
# of Rooms	16				16			
Annual Rooms Available	5840				5840			
Occupied Rooms	4205				4380			
Occupancy	72.00%				75.00%			
ADR	\$160.00				\$165.00			
RevPAR	\$115.20				\$123.75			
YoY RevPAR Growth	7.20%				6.90%			
REVENUE	\$	%	PAR	POR	\$	%	PAR	POR
Rooms	\$672,768	93.30%	\$42,048	\$160.00	\$722,700	100.00%	\$45,169	\$165.00
Misc. Income	\$48,000	6.70%	\$3,000	\$11.42	\$ -	0.00%	\$ -	\$ -
	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$720,768	100.00%	\$45,048	\$171.42	\$722,700	100.00%	\$45,169	\$165.00
DEPARTMENTAL EXPENSES								
Rooms	\$67,277	10.00%	\$4,205	\$16.00	\$72,270	10.00%	\$4,517	\$16.50
Wages	\$134,554	20.00%	\$8,410	\$32.00	\$144,540	20.00%	\$9,034	\$33.00
Other	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$201,830	28.00%	\$12,614	\$48.00	\$216,810	30.00%	\$13,551	\$49.50
Gross Operating Income	\$518,938	72.00%	\$32,434	\$123.42	\$505,890	70.00%	\$31,618	\$115.50
UNDISTRIBUTED OPERATING EXPENSES								
Administrative & General	\$10,812	1.50%	\$676	\$2.57	\$10,841	1.50%	\$678	\$2.48
Sales & Marketing	\$57,661	8.00%	\$3,604	\$13.71	\$57,816	8.00%	\$3,614	\$13.20
Repairs & Maintenance	\$21,623	3.00%	\$1,351	\$5.14	\$18,068	2.50%	\$1,129	\$4.13
Utilities	\$36,038	5.00%	\$2,252	\$8.57	\$36,135	5.00%	\$2,258	\$8.25
Total	\$126,134	17.50%	\$7,883	\$30.00	\$122,859	17.00%	\$7,679	\$28.05
Gross Operating Profit	\$392,803	54.50%	\$24,550	\$93.42	\$383,031	53.00%	\$23,939	\$87.45
MANAGEMENT FEES	\$	%	PAR	POR	\$	%	PAR	POR
Base Management Fees *	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Total	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
FIXED CHARGES	\$	%	PAR	POR	\$	%	PAR	POR
Property Taxes **	\$54,855	7.60%	\$3,428.44	\$13.05	\$55,952	7.70%	\$3,497.01	\$12.77
Insurance	\$18,019	2.50%	\$1,126.20	\$4.29	\$18,068	2.50%	\$1,129.22	\$4.13
Total	\$72,874	10.10%	\$4,554.64	\$17.33	\$74,020	10.20%	\$4,626.23	\$16.90
EBITDA	\$319,929	44.40%	\$19,996	\$76.09	\$309,011	42.80%	\$19,313	\$70.55
FF&E Reserve ***	\$21,623	3.00%	\$1,351	\$5.14	\$21,681	3.00%	\$1,355	\$4.95
Net Operating Income	\$298,306	41.40%	\$18,644	\$70.94	\$287,330	39.80%	\$17,958	\$65.60
Cap Rate (based on \$4,750,000 sale price)	6.30%				6.00%			
Revenue Multiplier	6.59				6.57			
Price Per Room	\$296,875.00				\$296,875.00			

PRO-FORMA DISCLAIMERS 2025

*Base Management Fee is not applicable for this property

**Property Taxes for the Hotel are projected at 1.1% of purchase price in 2025. In California, a sale of a property triggers a property tax reassessment in accordance with California Prop 13. Taxes are assumed to grow by 1.1% over this pro-forma. All investors are recommended to perform their own property tax analysis.

*** FF&E Reserve reflects a market-rate amount at 3.0% of total revenue.

**** Pro-forma statements are not guarantees of future performance and undue reliance should not be placed on them.



HOTEL MANAGEMENT

PREPARING A PROPERTY FOR LISTING IS A VERY CRITICAL STEP in getting the most value for your hotel. While marketing creates a great impression, having efficient management will create selling power. Keeping a well maintained staff with an excellent customer service mindset, having the books in order and implementing strategic marketing oversight will increase your CAP rate, giving us bargaining power to effectively negotiate your deal. Not quite ready to list? Or, do you just need some extra help getting things in order? Everlygrove Hotels is ready to join your team, managing your hotel for a small percentage of revenues.



We think like entrepreneurs and understand the unique characteristics of the hospitality industry, which allows us to optimize financial performance and gives us the ability to see new growth opportunities. Everlygrove Hotels is a hotel management company specializing in boutique properties, providing peace of mind for hotel owners.

Below are just a few of the services Everlygrove will provide to operate your hotel to its fullest potential:

- Recruit, train, direct, employ, and dismiss all personnel
- Develop and implement advertising & marketing efforts
- Negotiate and enter into leases, licenses and concession agreements
- Maintain proper licenses and permits

Interested? Let's talk about it.



*The Rigdon House in Cambria, CA, which was redesigned and is currently managed by Everlygrove Hotels, was recently named a **TOP 100 HOTELS IN THE U.S. ON YELP!***

These 6 SLO County spots are among the top 100 hotels in the U.S., Yelp says

BY SARA KASSABIAN
MAY 25, 2022 5:00 AM

From the rolling hills of Paso Robles wine country to the beaches of Morro Bay, San Luis Obispo County has lots to offer travelers.

That includes some of the best hotels in the United States.

Popular review site Yelp just released its list of the [Top 100 U.S. Hotels](#) for 2022 — and it includes 37 spots in California.

Of those Golden State locations, six are in San Luis Obispo County.

To the south, Santa Barbara County has two hotels on the list: [Santa Ynez Inn](#) in Santa Ynez and [Cuyama Buckhorn](#) in New Cuyama.

Here's which SLO County spots made the list, in ascending order:

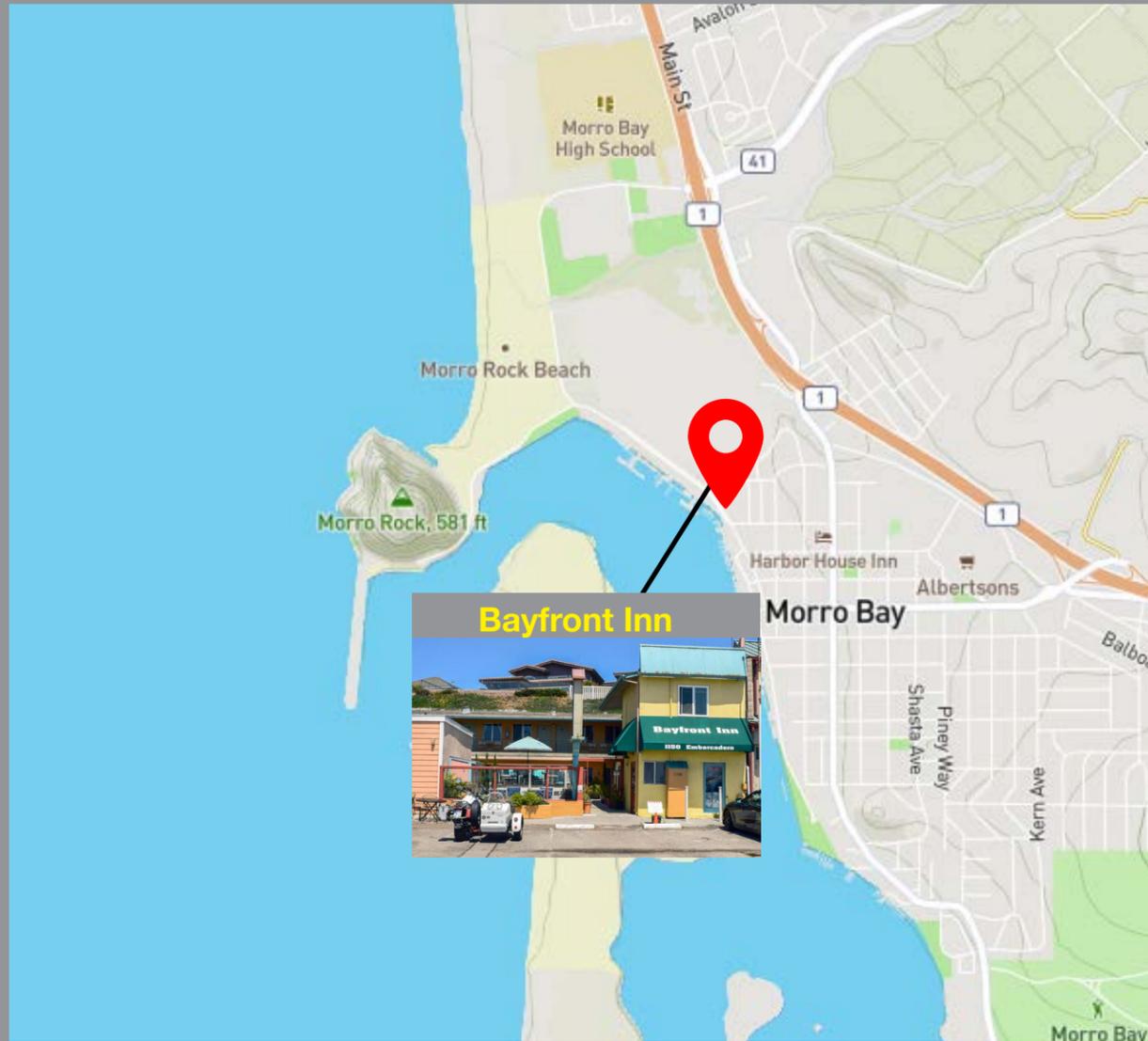
THE RIGDON HOUSE, CAMBRIA

Coming in at No. 54 on the Yelp list is the [Rigdon House](#), located in Cambria's East Village.

A local landmark, the hotel at 4022 Burton Drive dates back to the 1880s, when it was originally built, according to the [Rigdon House](#) website. It has an outdoor fire pit and free local wines, and is pet-friendly.



DIRECTIONS



From Northbound Highway 101: Take the Highway 41 West exit toward Morro Bay and continue for approximately 14 miles. Merge right onto Highway 1 North toward Cayucos. Take the Morro Bay Boulevard exit, then turn left onto Morro Bay Boulevard. Continue through the traffic circle and follow signs to Embarcadero. Turn right onto Embarcadero, and the destination will be on your left at 1150 Embarcadero.

From Southbound Highway 101: Take the Highway 46 West exit toward Cambria and drive about 21 miles. Merge left onto Highway 1 South toward Morro Bay. Exit at Morro Bay Boulevard, then turn right onto Morro Bay Boulevard. Continue through the traffic circle and follow signs to Embarcadero. Turn right onto Embarcadero, and the destination will be on your left at 1150 Embarcadero.

BY REVIEWING THIS DOCUMENT, YOU VOLUNTARILY AGREE TO THE FOLLOWING:

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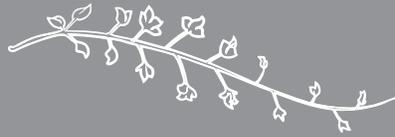
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Everlygrove Hotel Brokers recommends, if prospective buyers have questions or concerns regarding these issues, that prospective buyers conduct further inspections using qualified professionals. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller. Seller shall be under no obligation to any party until such time as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

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For more information on these and other exclusive listings, please visit our company website at www.everlygrove.com

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