



6919 Pensacola Blvd.
Pensacola, Florida

Offered at
\$4,500,000

- Located at Exit 10 of I-10
- Seller will add a new lobby, breakfast room, front desk, office and fitness room.
- Price is the existing mortgage balance.
- 2-year owner financed lease purchase available.



THE NUMBERS

97 Rooms	2008	2007	2006
Occupancy	46.3%	60.0%	Purchased March 2007
Ave Daily Rate	\$44.83	\$45.93	
RevPAR	\$20.77	\$27.56	
Room Revenue	\$811,346	\$1,076,206	
Total Revenue	\$811,346	\$1,076,206	

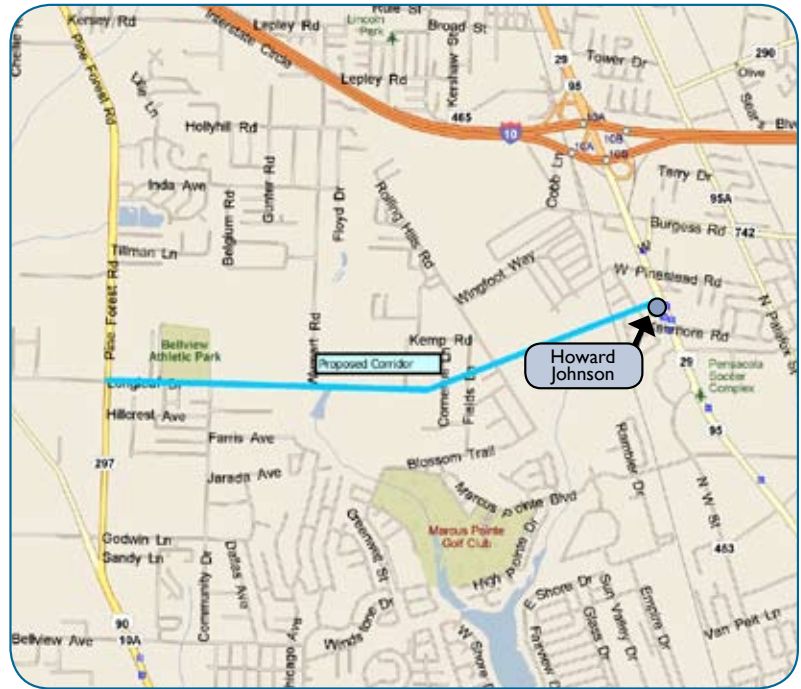
Source: Howard Johnson, Pensacola, Florida; Compiled by Interim Hospitality Consultants, Tallahassee, Florida.

Market Analysis Report

A Comprehensive Analysis of the Howard Johnson Investment Is Available At No Cost. Please Visit LODGINGREALTY.COM

Details of Lease Purchase

- A Refundable Escrow Earnest Deposit of \$25,000 would be made at the time of the Purchase Letter of Intent.
- A Refundable Purchase Deposit, totaling \$300,000 would be held by the mortgage holder.
- A Nonrefundable Cash Deposit of \$350,000 will be made at closing.
- At the end of two years, or sooner, if elected by the Buyer, the \$325,000 of escrow funds will join with the \$350,000 Nonrefundable Deposit and be applied to the final purchase price of the hotel.



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