

**Overall Very Good Condition,
Profitable Operation, Large 3
Bedroom Home, Makes Money!**

Motels by Gudim

SINCE 1945

6015 - 190th Street

Forest Lake, MN, 55025

651-426-1610

gudim2005@isd.net

Henry Votel, Broker

MEMBER: HotelBrokersNetwork.com

EXCLUSIVELY LISTED. SHOWING BY APPOINTMENT ONLY.

THE SKYLINE MOTEL, Phillips, WI

RATE STRUCTURE FOR TWO GUESTS

Number of Units	# Beds	Daily Rates
2 5	1	\$48.00
3	2	\$48.00

OTHER RATES FOR GUESTS

Extra Third Person:	\$5.00 for extra persons
Commercial Accounts:	Based on Season/Volume
Other Rate Offerings:	Senior & Corp Discounts
	Children <12 stay free

PROPERTY, LOCATION & AREA INFO

Licensed Units:	2 8
Street Address:	804 N Lake Avenue
City, St. Zip:	Phillips, WI 54555
Location in City:	On State Hwy. North End of City

FRANCHISE STATUS

Franchise Since:	Independent
Last Health Inspection:	August 2007
Required Improvements:	All OK following Inspection
Motel Affiliations:	Wisconsin Innkeepers Assn
	Phillips Chamber of Commerce

TYPICAL ROOM FEATURES

Typical 1 Bed Room: Average about 22±' x 12±'
 Typical 2 Bed Room: Average about 22±' x 12±'
 New Beds in last 1-3 Yrs.: Many New Mattress Sets
 Typical Room Theme: Contemporary Decor
 Floor Coverings: Carpeted
 New Carpet last 1-3 Yrs.: 4 Units about 1± year ago
 Wall Coverings: Vinyl Wall Covering, Some Paneling
 Window Coverings: Drapes
 Last Room Renovations: Regularly occurring Maintenance
 Overall Room Condition: Very Good - Plus
 Overall F&E Condition: Very Good - Upgraded 18 4 yrs. ago

TYPICAL BATHROOM FEATURES

Number Tub/Showers: All Units Tub/Shower Baths
 Number Shower Only: None
 Sinks or Vanities: Vanities
 Vanities In/Out of Baths: 28 with Vanities out of Bath area
 Overall Bath Condition: Excellent

MECHANICAL SYSTEMS

Water Heating Units: 3 Water Heating Units
 Water Heating Fuel: Natural Gas
 Plumbing Upgrades: 18 Baths Renovated Recently
 Other Heat/Cool: House has Separate Heat/Cool

ROOM MIX AND FEATURES

Non Smoking Units:	2 1
Handicapped Units:	2
WiFi/Internet Equipped:	2 8
Adjoining Access Units:	None
Other Room Features:	"Non Smoking" Rooms Clustered
Other Room Features:	"No Pets Ever" Rooms Available

BED MIX

Kings:	0
Queens:	1 3
Full Size Extra Longs:	1 8
Singles:	0

POPULATION & BUSINESS GENERATORS

City/County Population:	2,500± City - 50,000+ Seasonal
Nearest Metro Area:	Wausau, WI. (about 90 minutes)
Business Generators:	Recreation-Business Dominate
Competitors in Market:	

PROPERTY FEATURES

Price Category:	Moderate, Popular with Tourists
Amenity Level:	Contemporary. Expected niceties
Reception:	Cordial Front Desk & Smiles
Perception:	Interior Corridors & Modern
Nearby Restaurant/Bar:	2 Restaurants as neighbors

Type Heat for Units: 18 Hot Water, 10 Electric HP
 Type Cool for Units: 18 Wall AC's, 10 Electric HP
 Fire & Alarm Systems: In Room Smoke Detectors
 TV and Media Features: 30± Channel Offerings
 New TV's in last 1-3 Yrs.: 5± upgraded to 25-27. mostly 19"
 WiFi/Internet Equipped: WiFi
 Micros/Refrigerators: Some are available
 Inn Room Coffee: Lobby has Coffee & Beverages
Other Room Features: Nicely framed pictures, Usual tables, desks, chairs, end tables, mirrors, lamps, Clothing Racks.

LAUNDRY & LINEN

Floor Coverings: Ceramic Floors in great condition
 Wall Coverings: Vinyl Wall Coverings
 Exhaust Fans: Yes
 Last Major Renovation: Regularly occurring Maintenance
 Other Features: 18 Baths Renovated Recently

LAUNDRY & LINEN

Washers/Dryers: 2 HH Washers. 2 HH Dryers
 Linen Inventory/Turns: Adequate. Varies with Season
 Linen Owned/Leased: Owned
 Linen Closets: Main Laundry houses all linens
 Laundry Room Features: Large Folding and Working area

SALE PRICE: \$599,000
DOWN PAYMENT: \$120,000
INTEREST: Expect 7% to 7-1/2%
MAY BE FINANCED BY: Local/Regional bank
LIKELY TERMS: 20-25 year amortization

NOTE: ALL INFORMATION IS APPROXIMATE AND BASED ON OWNER'S REPRESENTATIONS. INTERESTED PARTIES ARE RESPONSIBLE TO PERFORM THEIR OWN DUE DILIGENCE. SHOWINGS BY APPOINTMENT ONLY.

OFFICE & MANAGEMENT AREAS

Front Desk Style: Walk Up Professional Counter
Lobby/Desk Hours: Generally 6± am till 11± pm
Telephone System: Atlas Digital Phone System, Newer
Night Service By: Night Ball for After Office Business
Camera/Security Systems: Yes. On Pool, Front Desk & Hallway

Property Web Site: www.skylinemotel.net
Fax/Message Service: Yes
Office Access: Directly from House
Office Work Room: Yes
Franchise Percentages: None. Independent

BUILDING FEATURES

Number of Buildings: One All Connected Building
Type Construction: Wood Framed Construction
Year Built & Additions: Birthdate '78, 10U '88, WPool '94
Type/Style Roof: Trussed Roof. Shingled 5± yrs. ago
Exterior Finish/Condition: Durable Cedar Siding
Renovations/Upgrades: Regular Upgrades

LAND FEATURES:

Land Size:
Parking Area Surface: Asphalt in Good Condition
Parking Spaces: Very adequate. Room for Trailers
Parking Area Condition: Generally Good Condition
Landscaping: Trees, Bushes, Flowers, etc.
City Water/Sewer: City Sewer & Water Services

GUEST CONVENIENCES

Cont'l Breakfast Hours: 6 am till 10 am±
Vending Machines: Owned, producing some profits
Casual Areas: Lobby has Fireplace/Sitting Area
Gas/Restaurant/Lounge: Neighboring or nearby

OTHER:

Motel Signs on Premises: Large Lighted Sign Easily Seen
Motel Signs off Premises: None
Leased/Non Owned?: None

LIVING QUARTERS:

General Info/Features: Large 2 Level Full Size House!
Living/Family Area: Very Large Living/Great Room Area
Kitchen/Dining Area: Adequate Kitchen and Dining Area
Bedrooms: 3 Large Bedrooms, 2 Up & 1 Dn
Closets/Storage Areas: Yes, Very Good on Closets/Storage
Bathrooms/Features: 1 Full Bathroom
Access to Office: Directly from House to Office
Other Areas for Living: Single Vehicle Garage

POOL & SPA AREAS:

Indoor/Outdoor: Indoor Whirlpool Room
Open during Hours: 7 am till 10 pm±
Age Filtration Equipment: About 6± yrs. old
Pool Area Floor Type: Ceramic Tiles
Last Renovation: Recent Upgrading
HVAC/Drier/Make: Desert Air Handling Equipment

PROPERTY FACES

NORTH



PROPERTY DIAGRAM

- 1 3 Bedroom Home
- 2 Motel Office
- 3 Motel Rooms
- 4 Whirlpool Room
- 4 Laundry Facilities
- 5 Motel's Highway Sign

***PROMINENT HIGHWAY FRONTAGE
IN JUST THE RIGHT LOCATION WITH
RESTAURANTS AND OTHER USEFUL
GUEST BUSINESSES AS NEIGHBORS.
PLUS LARGE 3 BEDROOM FULL SIZED HOME***



FINANCIAL HIGHLIGHTS

SALES - THE SKYLINE MOTEL has a stable revenue history of \$190,000 +for years 2005-2006. 2007 Revenues dipped because of a "no snow winter" and "gas price hikes" in the Summer of 2007 that affected all motels/hotels in Northern Wisconsin somewhat. The motels remained very profitable as Owner adjusted expenses. Thru April 2008 with a normal Winter snow sales have rebounded to \$185,000±.

"HARD OPERATING EXPENSES" - for this well maintained motel are about 50%. Leaving plenty of money for mortgage and PROFITS. Profits plus "MOTEL OWNERS BUNDLE OF BENEFITS" go much HIGHER. As Broker for details on what the "BENEFITS OF MOTEL OWNERSHIP" are here.

WHY FOR SALE

Owners Family has owned and operated 8± years now and their plan is to retire. Very normal situation at their point in time. No major renovations needed here!

EXPECTED NEW OWNER SCENARIO

This motel size and operation is best suited to a on premises Owner operator. With the large 3 Bedroom Home it will work well with 4-6 person family.

OBTAINING DETAILED FINANCIAL INFORMATION

Detailed financial information will be provided to parties who can show they have financial ability to make the typical down payment that a lender will require. Discuss with Broker.