



# HOOVER LODGING REALTY <sup>INC.</sup>

6924 EAST HERITAGE PLACE NORTH CENTENNIAL, COLORADO 80111  
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## Best Western Turquoise Inn & Suites Cortez, Colorado

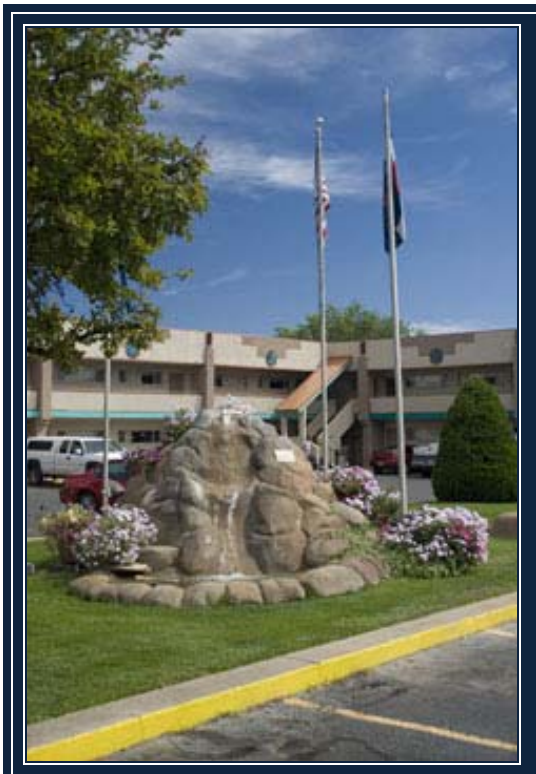
### Offering for Sale

**\$6,100,000**

Cash to the Seller

**77 Units**

**AAA Three-Diamond**



Travelers looking for accommodations while visiting the Mesa Verde National Park need not look any further than Best Western's Turquoise Inn & Suites. Located in Cortez, CO, the archaeological heartland of the United States, this hotel is only 7 miles from the world-famous Mesa Verde National Park. Guests will also enjoy easy access to San Juan National Forest, Lowry Pueblo Ruins, Four Corners National Monument and Monument Valley among other popular Colorado destinations.

Offering many of the comforts of home in a vacation setting, the hotel is located near the area's finest shopping, parks and golf. Nestled between some of our nation's most spectacular parks and monuments, this pet-friendly, AAA-rated hotel offers guests an indoor jet pool and outdoor heated pool, as well as complimentary deluxe continental breakfast.

The hotel's guest rooms are decorated to reflect the area's unique southwestern heritage. Guests can choose from rooms with king or queen-sized beds, two-room suites with views of the hotel's waterfall and courtyard, or suites with a jet-tub or fireplace. All rooms include high-speed wireless Internet access and cable satellite television with HBO®.

Whether coming back from a ride on the Durango & Silverton steam train, rafting the Dolores River, or managing a business meeting, the Turquoise Inn & Suites' many amenities make it easy for guests to relax after a busy day of work or play.

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**Property:** Best Western Turquoise Inn and Suites, Cortez, Colorado

**Number of Units:** 77 units; AAA Three Diamond ♦♦♦

**Price/Terms:** \$6,100,000; Cash to the Seller at closing from the most qualified buyer, capable of consummating the transaction in a smooth and timely manner.

**Location/Site:** 535 East Main Street, Cortez, Montezuma County, Colorado.

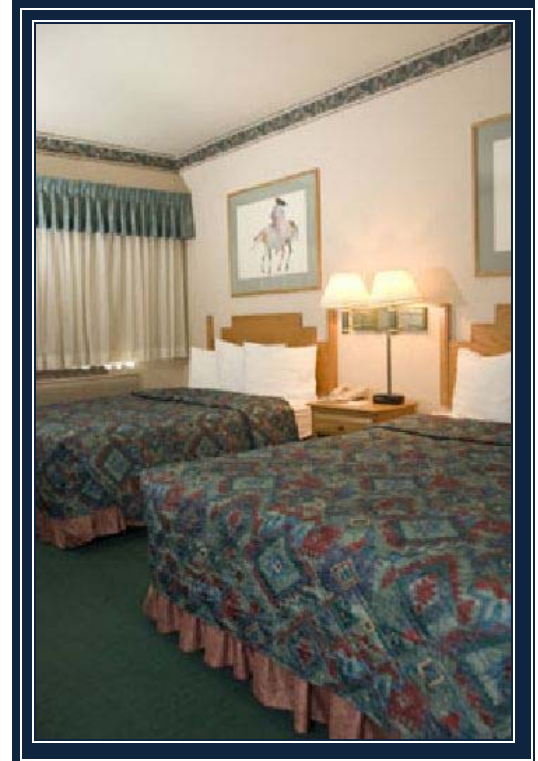
**Latest Choice Hotels Quality Assurance Review (11/04/08)**

Guest Room – Public Areas Assessment Summary: 943/1000  
 Supplemental Facilities: 996/1000

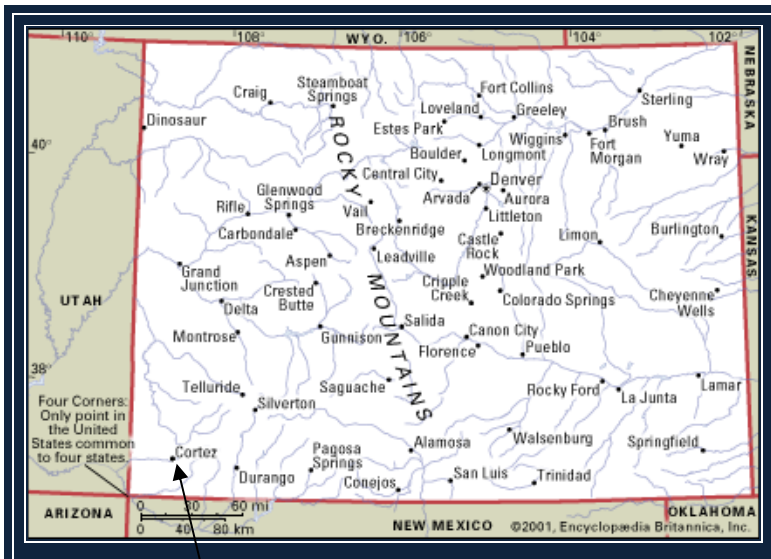
**Year of Construction:** 1957(46 units) /1996 (31 units)

**Business Generators:**

Leisure: 60 %  
 Commercial: 40 %



**Double Queen Guest Unit**



**Cortez, Colorado**

For more information, a complete package can be sent to well-qualified buyers.

**Contact:**  
**Lynn E. Hoover**  
 Certified Hotel Broker

**Phone:**  
 303-504-9292

**Email:**  
 Lynn@Hoover-Lodging.com

Year-End December, 31	2007	2008	2009
Occupancy, %	69%	72%	71%
ADR, \$	\$ 90.37	\$ 95.43	\$ 93.99
Room Revenue, \$	\$ 1,758,036	\$ 1,937,021	\$ 1,873,547



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