

HOTEL ASSOCIATES, LLC

DETROIT

MIAMI

Exclusive Hospitality Offering

Comfort Suites Hotel
1565 N. Opdyke Road
Auburn Hills, MI



Offering Summary

INVESTMENT HIGHLIGHTS

- 63 spacious suites
- 1 meeting room -converted from a suite
- Opened 2001
- Lakefront Property
- Site is approximately 6 acres
- High Average Daily Rate
- New Bedding
- Several Demand Generators in immediate area
- Excellent Condition

LOCATION HIGHLIGHTS

- Located just off I-75 exit 79
- Strong Corporate Area
- 25 minutes north of Detroit, MI

Price	\$ 4,000,000
Number of Rooms	64
Price per unit	\$62,500
Site	+/- 6 acres
Year Built	2001

**Call or email for detailed
financial information**

**Seller financing available to
qualified Buyer with only
\$500,000 down.**

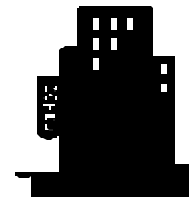


Property Summary

The Comfort Suites hotel is located in Auburn Hills, MI which is just 25 minutes north of Detroit, MI. The hotel is just off the intersection of I-75 & University Drive, exit 79. The hotel is 3 stories with 64 suites; one suite has been converted into a small meeting room. There are 63 rentable rooms and the meeting room generates additional income.

The hotel features amenities like **free continental breakfast**, **free local calls**, **free weekday newspaper**, **indoor pool**, **hot tub**, **free wireless high-speed Internet access** in every room, **computer hook-ups** and access to **copy and fax services**. The hotel offers **hot tub suites**, and one- and two-bedroom suites. Each suite has a **refrigerator**, **microwave**, iron, ironing board, hair dryer, **free HBO** and coffee maker.

The property sits on approximately 6 acres and has lake frontage. The hotel is just minutes from area attractions, shopping and dining. The city of Auburn Hills is home to many Fortune 500 companies, including the headquarters of Chrysler Corporation.



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