



PROPERTY SUMMARY

Property Type:
Comfort Inn Hotel

Price:
\$4,200,000

Year Built:
1993

Number of Rooms:
64 Rooms

Acres:
1.75 (+/-)

Description:

Excellent opportunity to own a major hotel business located in the booming area of Northwest Arkansas. Comfort Inn Hotel currently grosses \$100,000/mo. Prime location on I-540 at the main Bentonville/Rogers Exit (#85). Within five minutes of the Wal-Mart Corp. World Headquarters.

Amenities:

Business Center, High-speed Internet Access, Mail Services, Fax Services, Indoor Heated Pool, Continental Breakfast, Banquet/Meeting Rooms, Exercise Room, Guest Laundry, Ice Machines, Vending Machines



Directions:

Take I-540 to Bentonville/Rogers exit (#85), head west on Hwy 71B (S.E. Walton Blvd.) and turn left on Moberly Lane, go straight to 3609 Moberly Lane, Bentonville.

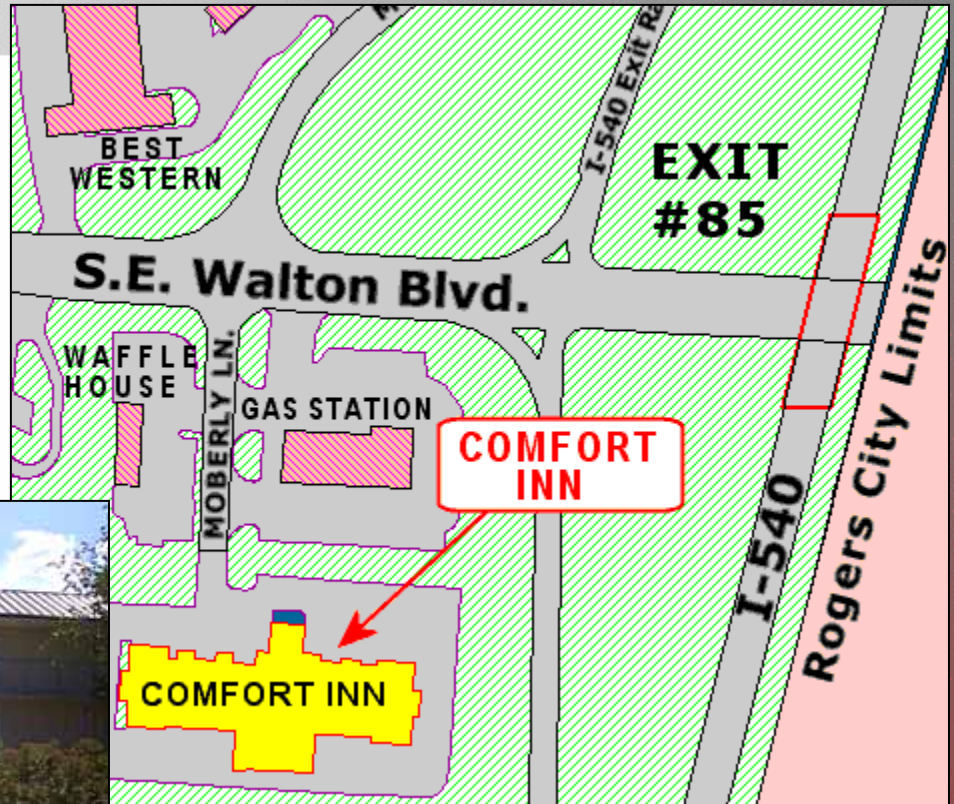
**Arkansas
Commercial
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Estate**



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COMFORT INN HOTEL

BENTONVILLE, ARKANSAS



NORTHWEST ARKANSAS HIGHLIGHTS

- Recently ranked #1 as the best performing U.S. metropolitan area recording top economic performance and creating the most jobs in the nation by the Milken Institute
- Population: 350,000+
- 47% population increase in the 90s
- 60% employment growth in the last decade
- 36th safest metropolitan area in U.S.
- \$3.5 billion annual retail sales
- \$4.8 billion effective buying income

MARKET AREA HIGHLIGHTS

- Traffic Count 25,000+ Cars/Day
- 20 minute drive to Northwest Arkansas Regional Airport
- 5 minute drive to Wal-Mart Corp. World Headquarters
- Bentonville's population increased 35% from 2000 to 2003
- City of Bentonville's current population growth is 1000 people/month
- 15 Mile population is 200,000+