

COMFORT INN LAS VEGAS | 4350 PARADISE ROAD | LAS VEGAS, NEVADA 89119



PROPERTY OVERVIEW

Colliers International is pleased to present the exclusive opportunity to purchase an operating Comfort Inn Hotel. The 199-room hotel, built in 1976, located directly across from the Hard Rock Hotel, boasts frontage on both Paradise Road and Swenson Street.

PROPERTY DETAILS

Listing Price:	\$19,900,000 (\$100,000 per room)
Parcel Numbers:	162-22-202-003, 004
Total Acreage:	3.06+/- Acres
No. of Hotel Rooms:	199
Building Construction Date:	1976 (recently remodeled)
Land Use/Zoning:	H-1 (Limited Resort & Apartment) / MUD-2 (Most intense suburban form)
Gross Income:	2006 - \$3,354,725 2007 - \$3,381,688 2008 - \$2,611,495

This income-producing Comfort Inn Hotel is located on Paradise Road, the North-South arterial between McCarran International Airport and the Las Vegas Convention Center; minutes away from the Las Vegas "Strip" and the University of Nevada, Las Vegas. Furthermore, the property is located directly across from the popular Hard Rock Hotel, whose \$760-Million expansion is scheduled for completion in late-2009.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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LAS VEGAS "STRIP"

WYNN RESORT GOLF COURSE

LAS VEGAS CONVENTION CENTER

HUGHES CENTER

FLAMINGO ROAD

TERRIBLE'S CASINO

ATRIUM SUITES

EMBASSY SUITES

UNLV

HARD ROCK EXPANSION

HARD ROCK HOTEL

SUBJECT

PARADISE RD.

SWENSON STREET

HARMON AVENUE



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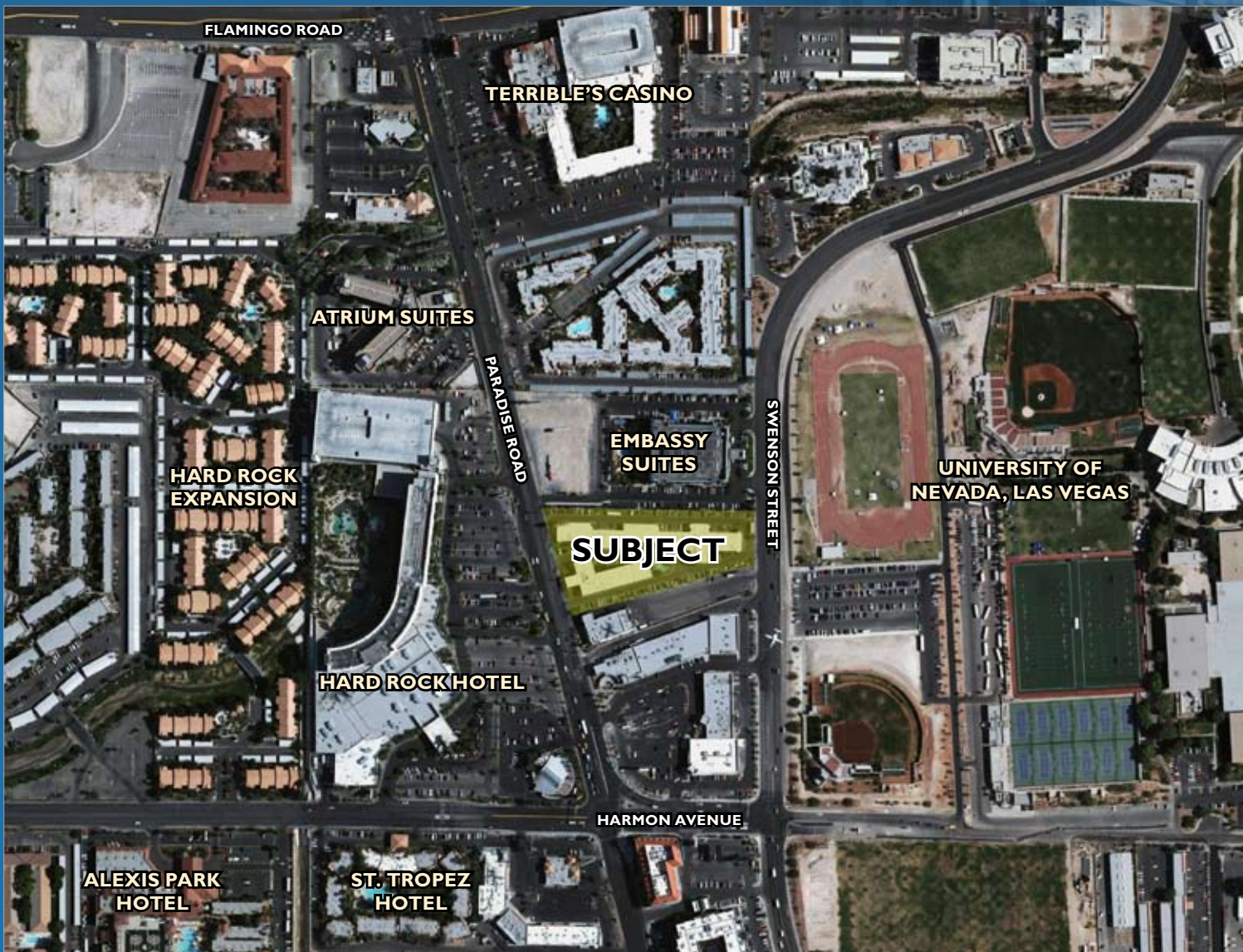
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