

COMFORT INN & SUITES SAFFORD

450 ENTERTAINMENT AVENUE | SAFFORD, ARIZONA 85546

The Safford Comfort Inn & Suites opened in 2008. The property is in good standing with Choice Hotels International with 13 years remaining on its current franchise agreement. Proximity to local and state industries is exceptional, and property amenities focus on government, corporate and industry travelers. Government employee travel rates increased, effective July 1, 2015, which accounts for nearly a 40% upside in revenue from Government contracted employee stays at the hotel.

SUMMARY OF EXISTING FACILITIES AND AMENITIES

ITEM	DESCRIPTION
Address	450 Entertainment Avenue Safford, Arizona, 85546
Guest rooms	88 rooms
Food & Beverage	78 seat Breakfast area
Other Facilities / Amenities	Business center, exercise room, pool and hot tub
Year Built / Renovated	2008
Site Area / Gross Building Area	±3.37 acres / ±51,209 sf
Improvements	3-story wood frame interior corridors



***Tours are by appointment ONLY. The staff is not to be questioned or disturbed.
Please contact the broker to arrange a tour.***

Contact:

KIM SOULÉ
+1 602 222 5047
kim.soule@colliers.com

MIKE MONTOYA
+1 602 222 5157
mike.montoya@colliers.com

2390 East Camelback Road, Suite 100
Phoenix, AZ 85016



DISCLAIMER AND CONFIDENTIALITY AGREEMENT



Colliers International AZ, LLC, (the "Listing Broker") as agent and the Owner understand that you and your organization (collectively the "Company") and its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively the "Company's Representatives") are interested in pursuing the acquisition of **Comfort Inn Safford, 450 Entertainment Avenue, Safford, AZ** (the "Property"). To assist Company in its evaluation of a potential acquisition of the Property, we will provide you with certain information concerning the Property. As a condition to providing you with such information, Company and Company's Representatives agree to treat confidentially such information and any other information (collectively the "Evaluation Material") which Owner, its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively the "Owner's Representatives") provide to your Company. The term Evaluation Material will also include any analysis, compilations, studies or other documents prepared by Company or Company's Representatives containing, or based in whole or in part on, any information provided by Owner.

Company agrees that the Evaluation Material will be kept confidential by it and Company's Representatives and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed, photocopied or duplicated by it or Company's Representatives other than for the purpose of evaluating the purchase of the Property. Moreover, the Company further agrees to transmit Evaluation Material only to those of Company's Representatives who need such information for the purpose of evaluating the Property and who shall (1) be advised by Company of this Agreement and (2) agree with Company to be bound by the provisions hereof. Company shall be responsible for any breach of this Agreement by Company's Representatives.

Company and Company's Representatives shall not (1) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property by Registered Potential Purchaser or any of the terms thereof, or (2) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof.

In the event that the purchase is not effectuated after Company has been provided with Evaluation Material, Company will promptly destroy or deliver to Listing Broker the Evaluation Material and all copies thereof, except for the portion of compilations, studies or other documents prepared by Company or Company's Representatives, without retaining any copy thereof. That portion of the Evaluation Material which consists of analysis, compilations, studies or other documents prepared by Company or Company's Representatives will be held by it, and kept confidential and subject to the terms of this Agreement, or destroyed at the request of Owner.

The Evaluation Material contains brief, selected information pertaining to the business and affairs of the Owner as prepared by the Owner or the Owner's Representatives. It does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor any of their respective officers, principals or Owner's Representatives has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Evaluation Material and no legal liability is assumed or implied with respect thereto. The Property is being sold on an "as-is, where-is" basis.

This Agreement shall be governed and construed in accordance with the laws of the State of Arizona, may not be changed, waived, or terminated orally and shall be binding upon the parties and their successors or assigns.

Any person or entity agreeing to this confidentiality and purporting, as a broker, to register a potential purchaser, represents and covenants that it is currently, and at the time of the consummation of any sale of the Property to registered potential purchaser, will be, a duly licensed real estate broker.

The Company confirms the understanding that any agreements between the Company and Owner concerning the purchase of the Property will exist only when such agreement is in writing and duly executed by the parties thereto. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of

DISCLAIMER AND CONFIDENTIALITY AGREEMENT



interest in the Property, and to terminate discussions with any party at any time with or without notice and for no reason or any reason at all.

REGISTERED POTENTIAL PURCHASER:

Accepted and Agreed to this ____ day of _____, 2017

(Signature)

Print Name: _____

By: _____

Title: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

E-Mail Address: _____

REGISTERED BROKER:

Date: _____

(Signature)

Print Name: _____

By: _____

Title: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

E-Mail Address: _____

To receive a complete marketing package, please return via e-mail:

kim.soule@colliers.com

mike.montoya@colliers.com

or via fax to Kim Soulé or Mike Montoya fax# 602-222-5001