

E. N. HOFFMAN, INC.
Hospitality Investments & Services
Presents



AMERICINN

SARASOTA, FLORIDA

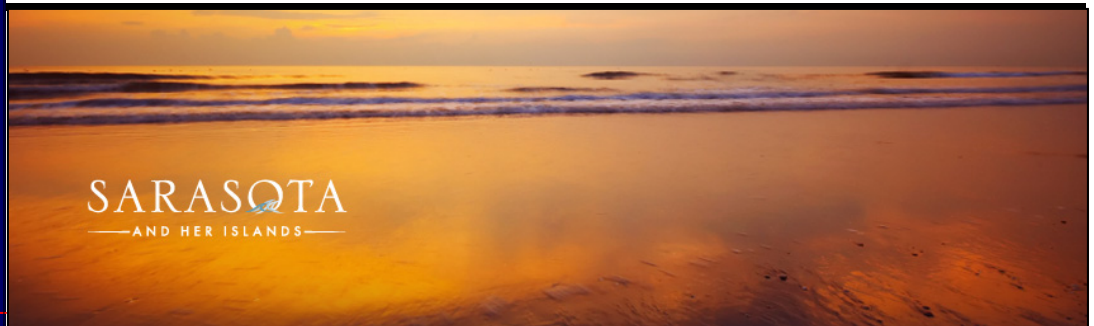


PROPERTY INFORMATION

Built 1999
4 Floors
Interior Corridors
89 Guest Room(s)
22 Luxurious Suites

Fitness Room
Outdoor Pool & Hot Tub
3 Meeting Rooms totaling 1,210 sq. ft.
Family Room(s)
Restaurant adjacent to hotel

5931 Fruitville Road
Sarasota, FL 34232
Phone: 800-396-5007
or 941-342-8778



E. N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32669
Phone: 352-505-6735
Fax: 561-658-8040
E-mail: elliott@enhoffman.com

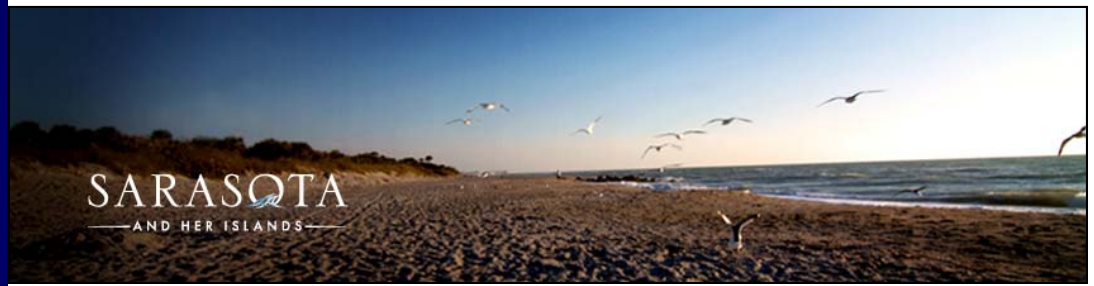
Michael Hammond

Equity Pro Realty
1156 NE Cleveland Street
Clearwater, FL 33755
(727) 447-5306 Office
(727) 447-4227 Fax
mhammond@tampabay.rr.com

The AmericInn Hotel and Suites of Sarasota is the largest AmericInn property with 111 guest rooms, 23 of which are suites. This hotel is built with the highest soundproof rating in the industry. Located near the best white sand beaches in Florida, the AmericInn Hotel of Sarasota is located approximately eight miles from Lido Key and seven miles from Sarasota/Brandenton International Airport. Some of this hotel's amenities include the adjacent Perkins Restaurant, room service, 24-hour exercise room, sundeck, and outdoor heated pool and hot tub. The AmericInn Hotel and Suites of Sarasota also offers 24-hour front desk, complimentary breakfast, guest laundry, and free parking. All rooms have high-speed Internet, mini-refrigerators, microwaves, work desks, irons/ironing boards, and coffeemakers. This hotel also offers a limited number of PURE, allergy-friendly rooms that have been professionally treated to minimize irritants, contaminants, and odors. The AmericInn Hotel & Suites offers a first class meeting and event facility along with their professional staff. There is meeting and event space suitable for groups of up to 50, which can be ideal for corporate meetings, board meetings, sales presentations, receptions, and more. Some features of the meeting areas are:

- 1,200 sq. ft. of meeting space, ideal for events with 15 to 50 guests.
- Meeting Room I, featuring 690 sq. ft. of space for up to 50 guests.
- Meeting Room II, with seating for up to 24 guests in 290 sq. ft.
- Meeting Room III, offering seating for 12 within 230 sq. ft. on our 2nd floor.
- Business support, including presentation materials, audiovisual equipment & support.
- High-speed Internet access, available in all meeting and guest rooms.

DISCLAIMER: The information contained herein and contained in any supplemental documents have been furnished by sources we believe to be reliable, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatements of facts, errors, omissions, prior sale, change of price, or withdrawal from market without notice.



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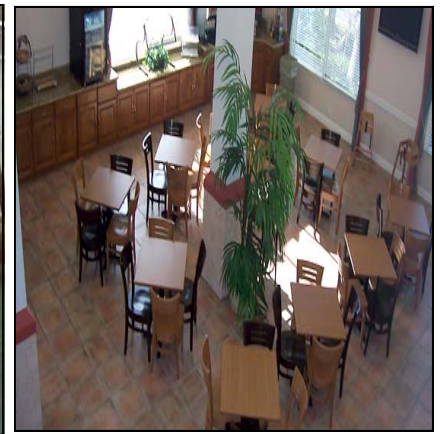


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Meeting Room





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Brailled Elevators	Coffee Maker in Room	Telephone - Data Port
Refrigerator(s)	High Speed Internet	9 Hole Golf Course
AM/FM Alarm Clock	Iron / Ironing Board	Putting Greens
Kitchenette	Wake-up Service	Miniature Golf Course
Guest Laundromat	Air Conditioned	Movie Rentals
Desk with Lamp	Television with Cable	Clothesline
FEMA Approved	Fitness room	Pillow-top mattresses
Internet Access	Fax capabilities	Vanity tables
Smoke Detectors	Safe Deposit Box	Dining tables and chairs
Free Local Telephone Calls	Connecting Rooms	Queen-sized sleeper sofa
Outdoor Parking	Jacuzzi(s)	Non-smoking rooms
Outdoor Heated Pool	Lever Door Handles	Handicapped accessible
Hairdryer in Room	Adjustable Closet Rod	Whirlpool in suites
TV Remote Control	Night Lights in Bathroom	Microwave
Copy Service	Rollaways available	Free newspaper
No Pets Allowed	Telephone - Voice Mail	Free continental breakfast

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RESTAURANTS & LOUNGES



Bangkok Restaurant

Serves: lunch & dinner

J Ryan's on the Grill

Serves: lunch & dinner

Taste of Italy

Serves: lunch & dinner

Barnacle Bill's Seafood Restaurant

Serves: lunch & dinner

Pad Thai Cuisine

Serves: lunch & dinner

El Greco Café

Serves: breakfast, lunch & dinner

Bellini Restaurant

Serves: lunch & dinner

Joto Japanese Steak House

Serves: lunch & dinner

Yoder's Restaurant

Serves: breakfast, lunch & dinner

Dry Dock Waterfront Grill

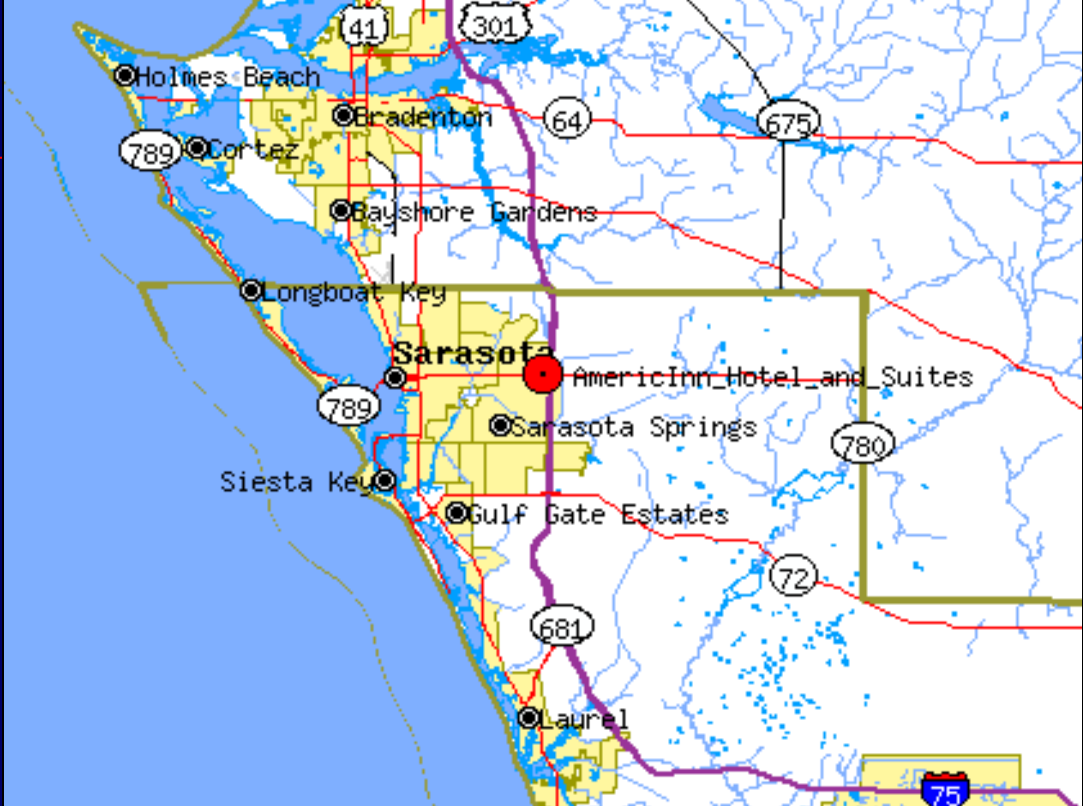
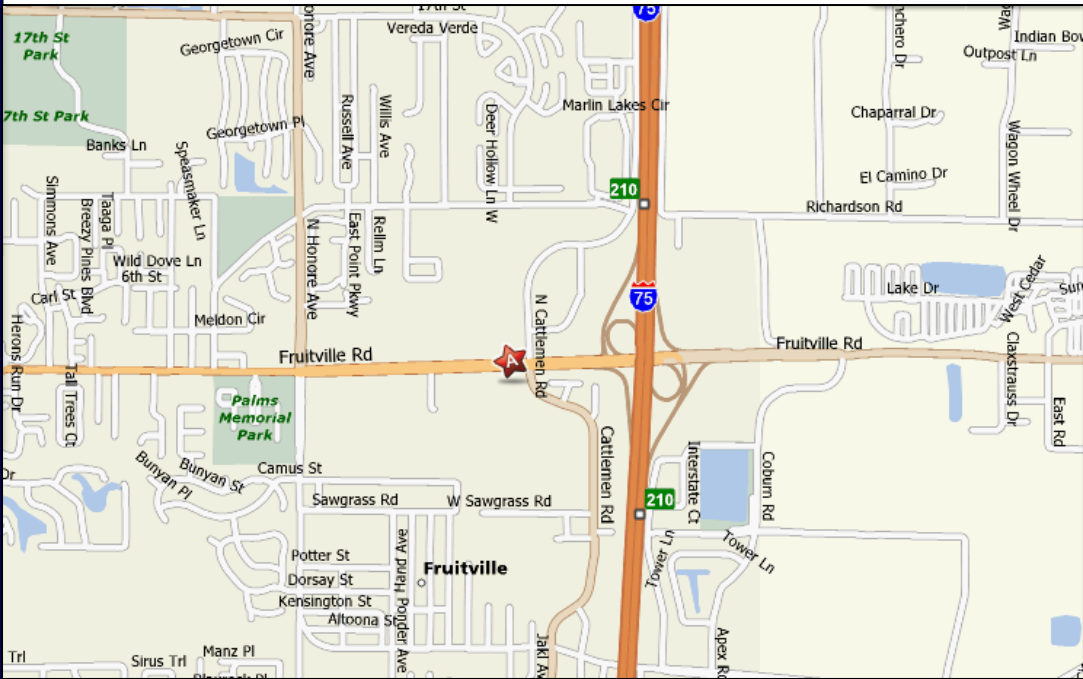
Serves: lunch & dinner

Perkins Restaurant

Serves: breakfast, lunch & dinner

Two Senoritas

Serves: lunch & dinner



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