



CLARION HOTEL AND CONFERENCE CENTER



1507 North First Street
Yakima, Washington 98901
Telephone: 509-248-7850
Fax: (509) 575-1694

E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com

Welcome to the Clarion Hotel & Conference Center in Yakima. The choice in Yakima Valley for full service, first class hospitality at a great value! The hotel is conveniently located at off I-82 and 1st Street and is blocks to Yakima Convention Center and 10 minutes to Yakima International Airport with free shuttle service. The Clarion Hotel & Conference Center is located only an eighth of a mile from the Yakima Convention Center, a quarter of a mile from Boise Cascade, 1.5 miles from Yakima Speedway, 3 miles from Yakima Training Center, 5 miles from Weyerhaeuser, 5 miles from Yakima International Airport, and is close to shopping and dining. The Clarion Hotel & Conference Center is committed to providing full-service and great amenities. This hotel has 208 spacious guest rooms and 4 suites all featuring free high-speed Internet access, coffeemakers, hairdryers, 2-line phones, free local calls, large work desk, iron with ironing board, 25" TV with cable, pay-per-view-movies and free HBO. Enjoy casual dining in the Coffee Garden, the hotel's on-site restaurant. Room service is also available. Unwind and relax in Misty's Lounge with complimentary snacks and great entertainment. Get some work done in the business center with computer, high-speed Internet access and printer services. For recreation and a great workout try the fitness center, swim in the outdoor pool or soak in the whirlpool. The Clarion Hotel & Conference Center has 8,800 square feet of meeting space, with seven separate meeting rooms and two board rooms. This hotel is completed with a professional staff which includes full-service catering. The Clarion Hotel & Conference Center is the ideal location for conventions, conferences, seminars, social events, business and families visiting the area.



PROPERTY INFORMATION

PRICE: \$8,500,000

Rm Rev: \$2,795,937

ADR: \$63.25

Occupancy: 58.22%

- Built 1968, additions 1974 & 1977
- 8 acres fee simple land
- 4 one and two story buildings
- 208 Guestrooms and 4 Suites
- Business Center
- 375 parking spaces
- Pets allowed
- Multilingual Staff
- Interior and Exterior corridors
- Meeting facilities
- Fitness room
- 2 Outdoor pools and whirlpool
- Restaurant
- Bar/Lounge
- Balconies
- Handicapped 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.

E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com



- Multilingual Staff
- Banquet/Meeting Rooms
- Room Service
- High speed Internet access
- Business services (copy/fax)
- Well Lit Parking Area
- Outdoor pool(s) - Whirlpool/Hot tub
- 24 hr fitness center
- In-bath Whirlpool
- Ice machine
- Safe deposit box at front desk
- Pets allowed
- Balcony
- Free airport transportation
- Free Newspaper (M-F)
- Pool table(s) available
- Rental refrigerator(s)
- 24 Hour Front Desk
- Laundry/ Dry Cleaning Service
- Common/Public Areas
- Wheelchair Accessible
- Interior Corridors
- Coffee Shop
- Cocktail Lounge
- Restaurant
- Bus / Truck Parking
- Handicapped Rooms
- Microwave Rentals

GUEST ROOM INFORMATION IN DETAIL

(MAY VARY BY ROOM TYPE)



General Room Amenities

- Free local calls
- Voice Mail
- Wake-up calls
- AM/FM Clock radio
- Coffee maker
- Climate control
- Work desk with lamp
- Individual A/C and Heat
- Balcony
- Room Service
- Non-smoking rooms available
- Daily Maid Service
- Cribs (infant beds) available
- Rollaway beds available
- Iron / Ironing board
- High speed internet access
- Morning newspaper (M-F)
- Work desk
- Microwave available
- Refrigerator available

Bathroom Amenities

- Whirlpool tub
- Hairdryer
- Complimentary toiletries

Room Entertainment

- Color cable/satellite TV with premium channels and remote control
- Movies/videos, pay-per-view

HOTEL PHOTOS

E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com



HOTEL PHOTOS

E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.

13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com



E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com

Tieton Room
28' x 25' x 7' 700 Sq. Ft.
Capacity Reception 70
Rounds 40, Banquet 40,
Classroom 30, Theatre 60,
Conference 26

Executive Board Room



26' x 12' x 7' 300 Sq. Ft.
Capacity Reception—Conference 12

Cowiche Board Room



25' x 12' x 7' 200 Sq. Ft.
Capacity Reception—Conference 12

Harrah Room



40' x 25' x 7' 1,000 Sq. Ft.
Capacity Reception 125, Rounds 70, Banquet 80, Classroom 50,
Theatre 100, Conference 40, U-Shape 40

Selah Room



66' x 26' x 14' 1,716 Sq. Ft.
Capacity Reception 200, Rounds 120, Banquet 150, Classroom 100,
Theatre 200, Conference 66, U-Shape 60

Naches Room



66' x 26' x 14' 1,716 Sq. Ft.
Capacity Reception 200, Rounds 120, Banquet 150, Classroom 100,
Theatre 200, Conference 66, U-Shape 60

Yakima Ballroom



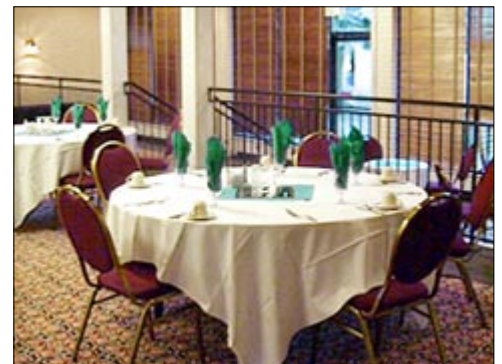
66' x 78' x 14' 5,148 Sq. Ft.
Capacity Reception 700, Rounds 400, Banquet 500, Classroom 300,
Theatre 600

Wapato Room



66' x 26' x 14' 1,716 Sq. Ft.
Capacity Reception 200, Rounds 120, Banquet 150, Classroom 100,
Theatre 200, Conference 66, U-Shape 60

Vineyard Room



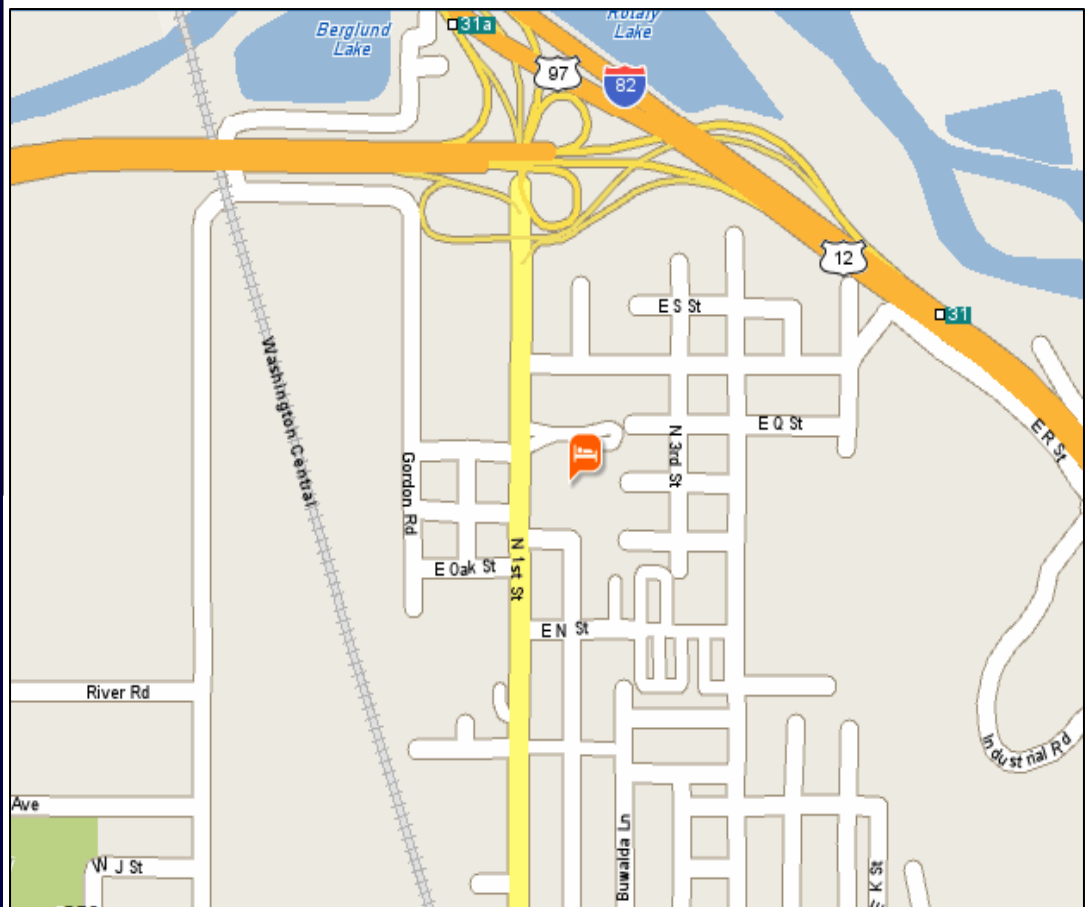
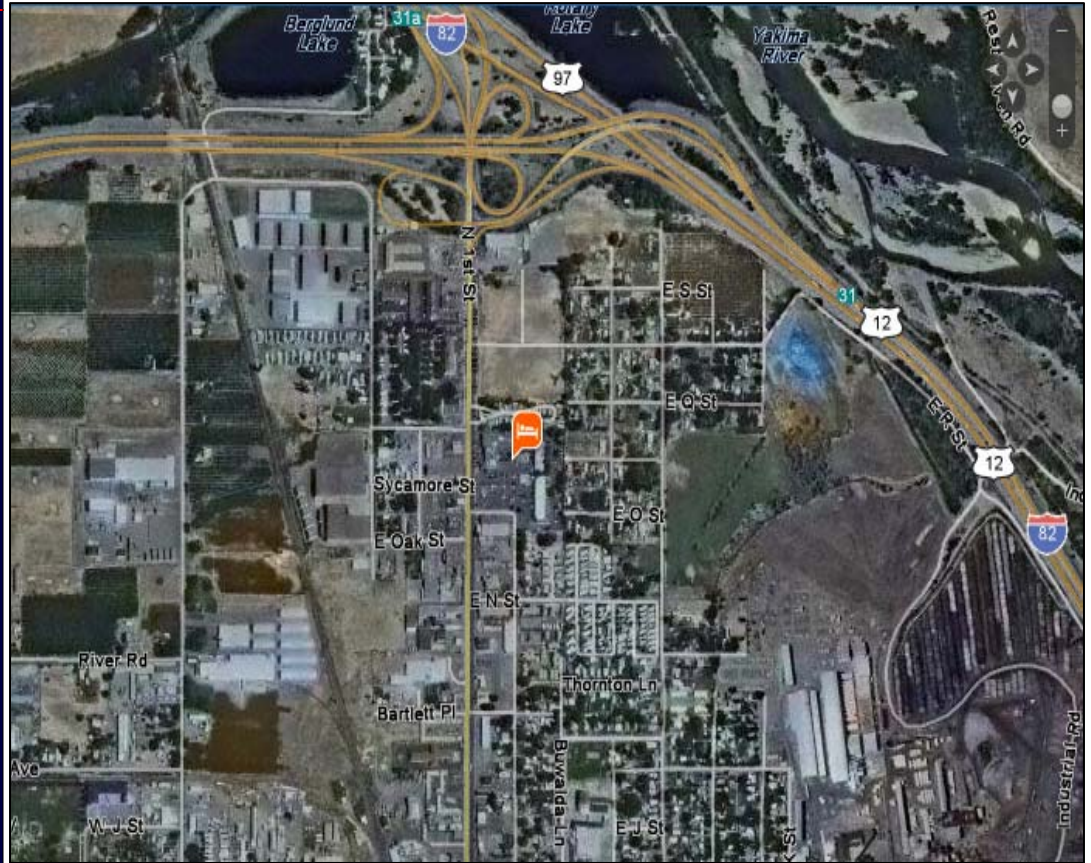
66' x 26' x 14' 1,500 Sq. Ft.
Capacity Reception 100, Rounds 100, Banquet 100, Classroom 75, Thea-
tre 100, Conference 30

AREA MAPS

E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com



E.N. Hoffman, Inc.

13200 W. Newberry Road
Suite F-29
Newberry, FL 32699
Telephone: 352-505-6735
E-mail: elliott@enhoffman.com

Jeffrey S. Rubin, Vice President
Hospitality Unlimited
Investments Inc.
13950 Cerritos Corporate
Drive, Suite A
Cerritos, California 90703
Cellphone: 949-279-9800
Office: 562-926-0128
Fax: 562-926-0268
E-mail: Jeff@huihotels.com



Coffee Garden

Specialty: Coffee

Waffle Caffe

Specialty: Waffles and American
Serving Breakfast and Lunch

The Twin Bridges Inn Restaurant

Specialty: American Home-style Cooking

Pasta Express & Espresso

Specialty: Pasta, salads & coffee

Venezia Italian Cuisine

Specialty: Italian
Serving Lunch and Dinner

Gasperetti's

Specialty: Fine Dining
Serving Lunch and Dinner

Espinoza's Mexican American

Specialty: Mexican American
Serving Lunch and Dinner

Jack In The Box

Specialty: American (Fast Food)

Wendy's

Specialty: American (Fast Food)

El Siete Mares

Specialty: Mexican
Serving Lunch and Dinner

Red Lobster Restaurant

Specialty: Seafood
Hours: 11:00 am - 10:00 pm

Pepper's Family Restaurant

Specialty: American

LOCAL AREA & ATTRACTIONS

- Yakima River Rec Area (0.1m E)
 - Boise Cascade (0.5m E)
 - Capitol Theater (0.5m S)
- Yakima Farmers Market (0.5m S)
- Yakima Greenway Arboretum (0.5m W)
- Yakima Convention Center (0.8m S)
 - DSHS (1.0m W)
- Federal Office Building (1.0m S)
- Greater Yakima Chamber (1.0m E)
- Greyhound Bus Station (1.0m S)
 - Walmart (1.0m E)
- Yakima Regional Hospital (1.0m SW)
- Yakima Valley Visitor Center (1.0m E)
- Central WA State Fairgrounds (1.5m E)
 - Sundome (1.5m E)
- Yakima Bears Baseball (1.5m E)
- Yakima County Stadium (1.5mm E)
 - Yakima Speedway (1.5mm E)
- Chesterly Soccer Field (2.0m W)
 - Home Depot (2.0m S)
 - Lowes (2.0m S)
 - Rite Aid Drug Store (2.0m S)
- Suntides Public Golf Course (2.0m W)
- Yakima Valley Memorial Hosp. (2.0m W)
- Childrens Village (2.5m W)
- Yakima Valley Museum (2.5m W)
- Yakima Tennis Club (3.0m W)
- Yakima Training Center (3.0m N)
 - Valley Mall (3.5m S)
- Yakima Val. Comm. College (4.0m W)
 - Moxee Hops Festival (5.0m E)
- Perry Tech. Soccer Fields (5.0m S)
 - Weyerhaeuser (5.0m S)
 - Yakima Air Terminal (5.0m S)
- National Guard Training Ctr (5.5m S)
- Meadow Brook Family Fun (6.0m W)
 - Appletree Golf Course (6.5m W)
- Yakima Valley Wineries (15.0m S)
- Toppenish Murial Museum (20.0m S)
 - Yakima Cultural Center (20.0m S)
- Yakima Legends Casino (20.0m S)
 - Central WA University (35.0m N)
 - White Pass Ski Resort (35.0m W)
 - Dairy Gold (44.0m S)
 - AMTRAK Train Station (80.0m E)
 - Pasco-Tri Cities Arpt. (80.0m E)
- Mount Rainier National Park (100.0m W)
- Seattle/Tacoma Int'l Airport (150.0m NW)