

LENDER OWNED AUCTION

www.maascompanies.com

WEDNESDAY, FEBRUARY 16 11:00 AM

110 Unit Currently Operating Comfort Inn Hotel



CADILLAC, MICHIGAN USA

***Lender
Owned!***

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LENDER OWNED AUCTION

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Hotel & Personal Property Selling as an Entirety! Auction will be held On-Site!



110 ROOM COMFORT INN HOTEL

1650 S. Mitchell Street, Cadillac, MI

57,428 Sq. Ft. Building on 2.8 ± Acres

110 Guest Rooms

38 King – 63 Double – 1 Suite – 8 Handicap

28 Rooms with Flat Screen TV's

Fitness Center • Indoor Pool & Whirlpool

On-Site Laundry & Dry Cleaning

All Rooms have Cable Television, Pillow Top Mattresses, Direct-Dial Telephone, AM/FM Clock Radio, Coffee Service, Hair Dryer, Iron and Ironing Board, Individually Controlled HVAC Unit, and WIFI Access.

Business Center

Meeting Space - Accommodates Up To 40

Boardroom - Accommodates Up To 8

Breakfast Buffet Area

Game & Billiard Room

Large Paved Parking Lot with Recreational Vehicle Parking

Walking Distance to Hiking Trails, Picnic Areas, and Swimming at Lake Cadillac



PIP, Star Report and Limited Financials Available upon Request!

LOCATION: Cadillac is located in the West Central portion of Michigan, 90 miles North of Grand Rapids, and 49 miles East of Manistee at the Junction of US 131, M-55, and M-115. Hotel is located one mile from Exit #177 on US 131. **LOCAL ATTRACTIONS:** Cadillac sits on the edge of Manistee National Forest with immediate access to two large lakes. This year-round vacation destination offers tourists both summer and winter activities including golf, boating, fishing, hiking, downhill and cross country skiing, and snowmobiling. Additional area attractions include Lake Mitchell, The Pine River, Eldorado Golf Course, The Rose Golf Course, Caberfae Peaks Ski & Golf Resort, Carl T. Johnson Hunting & Fishing Center, and Adventure Island.

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

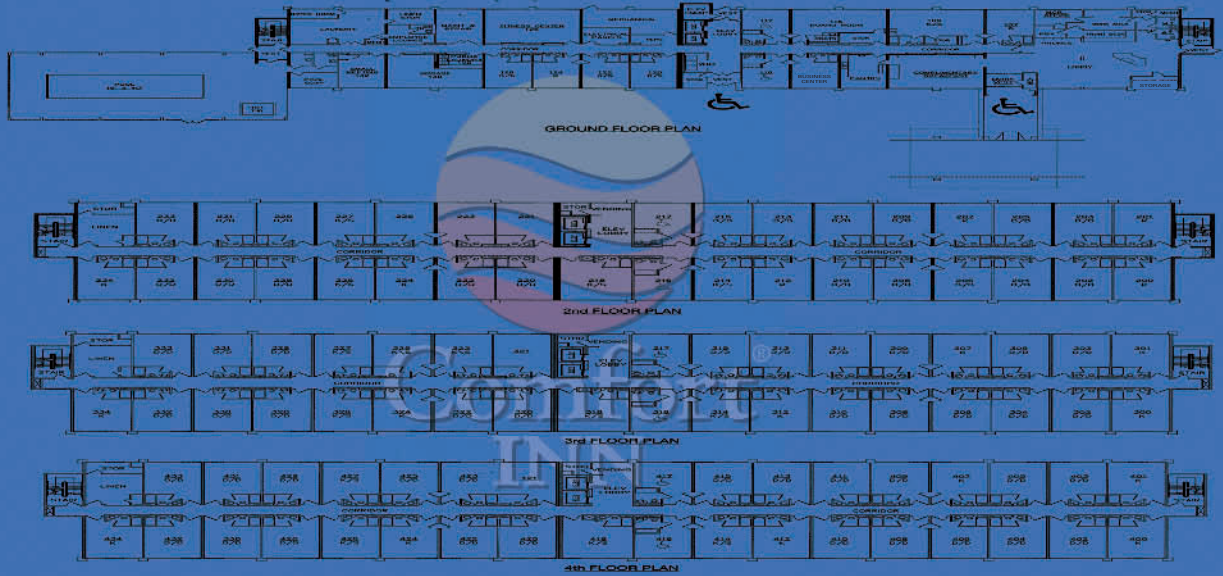
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Auction will be held onsite: 1650 S. Mitchell Street, Cadillac, MI

HOTEL LAYOUT



REAL ESTATE INSPECTIONS:

Tuesday, January 25
Wednesday, January 26

Noon – 4 PM
Noon – 4 PM

Tuesday, February 15
Wednesday, February 16

Noon – 4 PM
9 AM – 11 AM

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed Michigan broker who, 1 hour prior to the start of the auction registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 7% Buyer's Premium. Persons must show \$100,000 Certified Deposit at time of registration to obtain a bidding number. \$100,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 10% due within 2 business days, and balance due at closing within 30 days. Deposits are non-refundable. Real Estate selling Subject to Owner Confirmation. Attorney Tom Alward, Brandt, Fisher, Alward & Roy, P.C., 231-941-9660, is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Valid Government issued photo id required to obtain bidding number. Any announcement made at the auction takes precedence over any material published about this event.

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Comfort Inn

1650 S. Mitchell Street

Cadillac, MI 49601



*Currently
Operating
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LENDER OWNED AUCTION



Modern Lobby with Fireplace



Spacious Rooms



Indoor Pool & Whirlpool



Fitness Center



110 UNIT
COMFORT INN HOTEL
ON 2.8 ± ACRES

YEAR ROUND
VACATION DESTINATION
CADILLAC, MICHIGAN