

The NewsLetter
For Hotel/Motel
Owners and
Hospitality
Industry Investors

I N T H I S I S S U E

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 Carey-Hughes Services.....7
 Website Address.....carey-hughes.com

OFFERED BY
CH CAREY HUGHES
REALTY ADVISORS REALTOR
405.949.0606
 carey-hughes.com

Hotel/Motel NewsLetter®

"A Regional Offering of Hotels/Motels For Sale"

December 9, 2006 ♦ Volume 10 ♦ Issue 12

Property # 32 35 Rooms \$495,000

City Confidential, Central Oklahoma
 Highway Independent
 Same Owner 14 Years, Same Family 22
 2005 Room Sales: \$184,965±
 2004 Room Sales: \$167,538±
 2003 Room Sales: \$172,561±
 2002 Room Sales: \$159,938±
 2001 Room Sales: \$166,745±



NEW IN MARKET

WELDON HUGHES, CHA
CAREY - HUGHES
REALTY ADVISORS, INC.
"Advisors, Brokers and Managers of
Hotel and Motel Real Estate"
 3301 N. Flamingo Avenue
 Bethany, Oklahoma 73008
405.949.0606
FAX 405.495.9694

804 989 0606
 814 486 1919

Website: carey-hughes.com
E-mail Address: sales@carey-hughes.com

Property # 67 140 Rooms \$3,450,000

City Confidential, Central Oklahoma
 Highway Independent, Near Interstate
 University City
 2006 January-October Room Sales:
 \$1,422,906±
 2006 January-October Total Sales:
 \$1,605,993±
 2005 Room Sales: \$1,498,691±
 2005 Total Sales: \$1,810,713±
 2004 Room Sales: \$1,302,193±
 2004 Total Sales: \$1,564,562±
 2003 Room Sales \$1,323,035
 2003 Total Sales \$1,609,634
 2002 Room Sales \$1,523,276
 2002 Total Sales \$1,815,649



Property # 30 26 Rooms \$225,000

City Confidential, Central Oklahoma
Highway Independent
2003 Room Sales \$59,783
2002 Room Sales \$81,864
2001 Room Sales \$61,173

SOLD !!!



Property # 81 46 Rooms \$235,000

City Confidential, South Central TX
Highway Independent, 95 Miles South of
San Antonio, TX
2000 Room Sales \$110,111
1999 Room Sales \$112,000
1998 Room Sales \$125,000



SOLD !!!

Property # 99 00 Rooms \$000,000

**THIS SPACE
RESERVED FOR
YOUR PROPERTY!**

**BUYERS --See a hotel or motel
you like? Call us and we will
find the details on it for you.**

Property # 82 00 Rooms \$000,000

**THIS SPACE
RESERVED FOR
YOUR PROPERTY!**

Property # 100 00 Rooms 000,000

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Property # 101 36 Rooms \$795,000

City Confidential, South Central Kansas
Highway Independent
2002 Room Sales \$280,000
2001 Room Sales \$263,514
2000 Room Sales \$211,770
1999 Room Sales \$247,787



SOLD !!!

Property # 102 27 Rooms \$200,000

City Confidential, Western OK
Highway Independent Near I-40
2002 Room Sales \$82,912
2001 Room Sales \$62,209
***Nice Restaurant Building Included**



SOLD !!!

Property #000 00 Rooms \$000,000

**This Space
Reserved For
Your Property!!**

**NOTICE TO
BUYERS !!**

Motels available in the 12 to 135 room range, priced from \$125,000 to \$1,300,000 in AR, KS, OK and TX. Call and give us the details for the property you want and we will try to match a property to you.

इफ यु आर अ
मोटल ओनर
एन्ड परहैप्स
आर कन्सिडरिंग
सैलिंग यौर
मोटेल कौल
अस टू
कौनफिडैन्शिली
रिब्यू यौर
प्रौपरटी एन्ड
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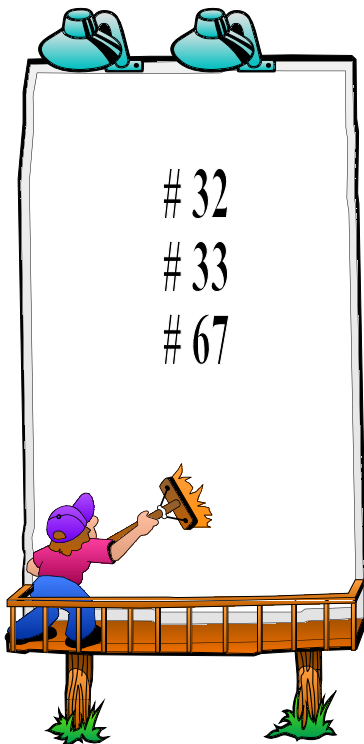
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your business!

ઈફ યુ આર એ
મોટેલ ઓનર
એન્ડ પરહેપ્સ
આર કન્સિડરીંગ
સેલિંગ યોર
મોટેલ કોલ
અસ ટૂ
કોનક્રીડેન્સિયલી
રિવ્યૂ યોર
પ્રોપરટી એન્ડ
સજેસ્ટ એ
મારકેટીંગ પ્લાન

THE NEWEST LISTINGS!



NOTICE TO SELLERS !!

If you are a hotel/motel owner and perhaps are considering selling, call us to confidentially review your property and suggest a marketing plan.

Your hotel/motel can be featured in this newsletter at no cost to you by listing your hotel/motel with us.

Call us for details.

Building the Bottom Line

Managing for results. Selling for results. This is the Carey-Hughes Realty Advisors' perspective for each hotel property we manage or sell. We achieve results through aggressive marketing techniques and attention to detail. Carey-Hughes Realty Advisors is a diverse real estate company active in the management and sale of income producing properties, specializing in hotels and motels.

The philosophy of this company has been influenced by the 50 years of combined business experience of its principals. Their past experience as independent business owners, hotel owners and hotel managers creates the aggressiveness needed in today's marketplace. Carey-Hughes Realty Advisors is very flexible and can be totally owner-oriented, which means Carey-Hughes Realty Advisors will be most diligent in the management or sale of an owners' property.

In today's frustrating commercial real estate market, results by management have become essential. Results are achieved by the Carey-Hughes Realty Advisors' aggressive approach to boosting occupancy and income that ultimately increase the value of the hotel or motel property whether you sell or keep it as an investment.

Our timeless philosophy of service and performance allow Carey-Hughes Realty Advisors to meet the varying needs of any property owner while giving each project excellence in management and professionalism in sales.

This approach may seem out of step with the times. Today, everyone wants to sell you a gimmick. At Carey-Hughes Realty Advisors, we know the basics still work, basics still achieve results. We are willing to work hard for your respect as well as your business.

Carey-Hughes Realty Advisors, Inc., would be pleased to discuss with you your management, brokerage, site selection or consultation needs. We can sell your property quickly or provide management during the selling process to meet or exceed your goals.

Carey-Hughes Realty Advisors also offers services beyond management to rehabilitation, consulting, site selection and real estate brokerage. You can be confident that Carey-Hughes Realty Advisors' staff will work with you in any way possible to achieve

your desired results.

At Carey-Hughes Realty Advisors, each client is a partner and we recognize your goal of maximum performance from your assets. We look forward to discussing the possibilities of managing, selling, leasing or consulting on your property.

Distressed Property Brokerage, Management & Consulting

Carey-Hughes Realty Advisors, Inc.'s principals have acted as managing agents, brokers, and managers for many individual owners as well as various lending institutions. We have had many successes in managing and selling distressed properties for our clients with the ultimate goal of increased property performance leading to the sale of the asset at an increased value.

Carey-Hughes Realty Advisors, Inc. and its personnel are very familiar with litigation processes as well as lender and governmental regulations concerning foreclosure, property management, property valuation, and liquidation.

Samples of our services and prior experience are:

- ✓ Broker Properties
- ✓ Serve as Receiver and Custodian on foreclosures and bankruptcies
- ✓ Manage rehabilitation projects for distressed properties
- ✓ Analyze lease papers to comply with court terms
- ✓ Renegotiate contracts that could be repealed due to bankruptcy
- ✓ Administer service contracts
- ✓ Manage people in work-out situations to improve management
- ✓ Set up control procedures on properties
- ✓ Develop cost-control systems for reduction of operating expenses
- ✓ Design business plans to enhance marketing and generate additional revenue
- ✓ Manage hotel/motel properties through foreclosure litigation process

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The information contained herein was obtained from sources we consider reliable and accurate. However, we cannot guarantee for errors, omissions, prior sale, withdrawal from the market or any corrections or changes including but not limited to price. If your property is currently listed with a real estate broker please disregard this as it is not our intention to solicit the offerings of other real estate brokers. We work with and cooperate fully with all real estate brokers.

Property # 67	140 Rooms	\$3,450,000
City Confidential, Central OK		
Highway Franchise near Interstate		

Highlights of New In
Market, See Details On
Inside Pages
or Check Our Website
carey-hughes.com



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Bethany, OK 73008



**THE SOURCE FOR
THE LATEST IN
HOTEL AND MOTEL
INFORMATION**

