



WEST COAST

INVESTMENT REALTY, INC.

CORPORATE OFFICE:

220 East Ave
Suite: 208
P.O. Box 14001
Ketchum, ID 83340

SATELLITE OFFICES:

4800 S.W. Macadam Ave
Suite: 120
Portland, OR 97239

12619 4th Ave
Everett, WA 98204

225 W. Plaza
Suite: 105
Solana Beach, CA 92075

P: (760) 815-5504

e: david@wcinvestrealty.com

RECENT TRANSACTIONS:

Oxford Suites, Gladstone, OR 99 room all suites hotel converted to Holiday Inn Express & Suites Sale Price: \$7,200,000

Comfort Inn & Suites PDX International Airport 70 room limited service hotel Sale Price: \$4,250,000

Best Western Cottontree Inn, Mt Vernon, WA 120 room limited service hotel Sale Price: **\$7,800,000**

Columbia Square, Kennewick, WA 160,000SF shopping center Sales Price: \$14,400,000

Mountainview Plaza, Medford, OR 90,000SF shopping center Sale Price: \$11,500,000

Hampton Inn, Carlsbad, CA 96 room limited service hotel Sale Price: \$11,000,000

Red Lion Inn & Suites, Vancouver, Washington 89 Rooms Limited Service Hotel Located in Vancouver, Washington Sale price: \$6,350,000

Best Western, Cypress, California 72 Rooms Limited Service Hotel Located in Cypress, California Sales Price: \$6,570,000

Hawthorn Suites, Fremont, CA Refinance: \$7,000,000 140 Room conversion to Full Service Holiday Inn

Hillsboro Promenade Shopping Center (Portland metro) Shops and Pads to Albertsons Anchored neighborhood center Sales Price: \$10,200,000

Holiday Inn New Development, Oakland International Airport, Oakland, CA Loan Amount: \$16,200,000

Hampton Inn & Suites, Buena Park, CA Refinance: \$11,000,000

Comfort Suites, Cathedral City, CA (Rancho Mirage) 97 room limited service all suites hotel in the Coachella Valley Sale price: \$6,650,000

Hotel Site Joint Venture, Glendale, AZ JV structure for development of Staybridge Suites, Holiday Inn Express adjacent to new high profile mixed use development known as, "Westgate", home to Arizona Cardinals, Phoenix Coyotes Sale Price: \$3,950,000

Cascade Summit Shopping Center, West Linn, OR (Portland) (105,000SF multi-tenant center located anchored by Safeway, Bank of America, Starbucks) Sale Price: \$21,500,000

Sparling Technology Center, Lynnwood, WA (Seattle) (73,000SF Class "A" office building in North End Seattle suburban market near regional mall) Sale Price: \$17,425,000

Tigard Promenade, Tigard, Oregon: (110,000SF Safeway anchored neighborhood shopping center in upper end Portland, Oregon suburb) Sale



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Price: \$13,600,000

Sunnyside Village Square, Clackamas, Oregon: (90,000SF Albertson's anchored neighborhood shopping center in eastside suburb of Portland, Oregon) Sale Price: \$12,850,000

Scripps Summit Plaza, San Diego, CA (48,500SF Class A office building master leased to regional accounting firm, Nation Smith Hermes Diamond in Poway area of San Diego) Sale Price: \$10,500,000

Best Western Inn at the Convention Center, Portland, OR (97 room limited service mid-rise hotel property with coffee shop, located across the street from the Portland Convention Center) Sale Price: \$5,350,000

2009

Holiday Inn New Development, Oakland International Airport, Oakland, CA Loan Amount: \$16,200,000

Teufel Development Site, Portland, Oregon Sale Price: \$15,000,000 Final phase of large land tract for mixed use development.

Hampton Inn & Suites, Buena Park, CA Refinance: \$11,000,000

Comfort Suites, Cathedral City, CA (Rancho Mirage) 97 room limited service all suites hotel in the Coachella Valley Sale price: \$6,650,000

Comfort Suites: Astoria, OR 79 room limited service hotel on Columbia River near Pacific Ocean. Sale price: \$6,200,000

Quality Inn, Indio, CA 62 Units Limited Service Hotel located in Indio on I-10 Sale Price: \$4,900,000

Holiday Inn, Paris, TX 114 room full service hotel including free standing restaurant operated under Denney's franchise. Sale price: \$4,000,000

Land Parcel, Lake Elsinore, CA 7.9 acres approved for multi-family housing project in redevelopment area. Sale Price: \$4,000,000

Hotel Site Joint Venture, Glendale, AZ JV structure for development of Staybridge Suites, Holiday Inn Express adjacent to new high profile mixed use development known as, "Westgate", home to Arizona Cardinals, Phoenix Coyotes Sale Price: \$3,950,000

Best Value Inn, San Diego, CA 43 Units Limited Service Motel located Near Downtown San Diego. Sale Price: \$3,600,000

Travelodge, Rancho Bernardo, CA 49 Units limited Service Motel located in North County San Diego. Sale Price: \$2,100,000

Hospitality Inn, Portland, OR 53 room limited service hotel in SW Portland on I-5 freeway. Sale price: \$1,588,000



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Land Parcel, Rialto, CA 7.9 acres approved for multi-family housing project in redevelopment area. **Sale price:** \$7,500

Land Parcel, Rialto, CA a 7.5 acres cel adjacent to the freeway **Consulting Assignment:** \$7,500

Pacific View Inn & Suites, Huntington Beach, CA 18 Units Limited Service Motel located on PCH in Huntington Beach, California **Sale Price:** Undisclosed

2008

Columbia Square, Kennewick, WA 160,000SF shopping center **Sales Price:** \$14,400,000

Mountainview Plaza, Medford, OR 90,000SF shopping center **Sale Price:** \$11,500,000

Howard Johnson Hotel, Rocklin, CA 140 room limited service hotel **Sale Price:** \$9,500,000

2007

Sunland Inn, Casa Grande, Arizona 100 Rooms Full Service Hotel Located in Casa Grande, Arizona **Sales Price:** \$1,580,000

Microtel Inn & Suites, Seaside, Oregon 61 Rooms Limited Service Hotel Located on PCH in Seaside, Oregon **Sale Price:** \$2,650,000

Comfort Inn, Wilsonville, Oregon 61 Rooms Limited Service Hotel Located in Wilsonville, Oregon **Sale Price:** \$3,300,000

Comfort Inn, Vancouver, Washington 58 Rooms Limited Service Hotel Located in Vancouver, Washington **Sales Price:** \$3,200,000

Guest House Inn, Whittier, California 46 Rooms Limited Service Hotel Located in Whittier, California **Sale price:** \$4,300,000

Quality Inn, Tucson, Arizona **Sale Price:** \$7,300,000 147 Rooms Full Service Hotel Located in Tucson, Arizona

Red Lion Inn & Suites, Vancouver, Washington 89 Rooms Limited Service Hotel Located in Vancouver, Washington **Sale price:** \$6,350,000

Best Western, Cypress, California 72 Rooms Limited Service Hotel Located in Cypress, California **Sales Price:** \$6,570,000

Howard Johnson Inn, Spokane, Washington **Sales Price:** \$3,850,000 79 Room Limited Service Hotel located in downtown Spokane.

Hawthorn Suites, Fremont, CA Refinance: \$7,000,000 140 Room conversion to Full Service Holiday Inn

Best Western Rio Rancho Inn, Rio Rancho, NM 130 Room Full Service Hotel requiring major renovation **Sales Price:** \$3,500,000



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Peppertree Inn, Beaverton, Oregon 74 Room Independent Limited Service Hotel in Portland suburb **Sales Price:** \$2,400,000

Best Western River City Inn, The Dalles, OR 63 Room Limited Service Hotel in Scenic Columbia Gorge **Sales Price:** \$4,200,000

LaQuinta Inn, Bishop, CA 61 Room Limited Service Hotel in mountain resort **Sales Price:** \$4,900,000

Hillsboro Promenade Shopping Center (Portland metro) Shops and Pads to Albertsons Anchored neighborhood center **Sales Price:** \$10,200,000

Alderwood Assemblage, Lynnwood, WA (Seattle metro) 212,000SF Mixed use redevelopment parcel-retail, hotel, housing **Sales Price:** \$6,950,000

2006

Holiday Inn New Development, Oakland International Airport, Oakland, CA **Loan Amount:** \$16,200,000

Teufel Development Site, Portland, Oregon **Sale Price:** \$15,000,000 Final phase of large land tract for mixed use development.

Hampton Inn & Suites, Buena Park, CA **Refinance:** \$11,000,000

Comfort Suites, Cathedral City, CA (Rancho Mirage) 97 room limited service all suites hotel in the Coachella Valley **Sale price:** \$6,650,000

Comfort Suites: Astoria, OR 79 room limited service hotel on Columbia River near Pacific Ocean. **Sale price:** \$6,200,000

Quality Inn, Indio, CA 62 Units Limited Service Hotel located in Indio on I-10 **Sale Price:** \$4,900,000

Holiday Inn, Paris, TX 114 room full service hotel including free standing restaurant operated under Denney's franchise. **Sale price:** \$4,000,000

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Best Value Inn, San Diego, CA 43 Units Limited Service Motel located Near Downtown San Diego. **Sale Price:** \$3,600,000

Travelodge, Rancho Bernardo, CA 49 Units limited Service Motel located in North County San Diego. **Sale Price:** \$2,100,000 **Hospitality Inn, Portland, OR** 53 room limited service hotel in SW Portland on I-5 freeway. **Sale price:** \$1,588,000

Land Parcel, Rialto, CA 7.9 acres approved for multi-family housing project in



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redevelopment area. **Sale price: \$7,500 Land Parcel, Rialto, CA** a 7.5 acre parcel adjacent to the freeway **Consulting Assignment: \$7,500**

Pacific View Inn & Suites, Huntington Beach, CA 18 Units Limited Service Motel located on PCH in Huntington Beach, California **Sale Price: Undisclosed**

2005

Cascade Summit Shopping Center, West Linn, OR (Portland) (105,000SF multi-tenant center located anchored by Safeway, Bank of America, Starbucks) **Sale Price: \$21,500,000**

Teufel Land, Portland, OR 88 acres of farm land rezoned for residential, retail development **Sale Price: \$32,000,000**

Sparling Technology Center, Lynnwood, WA (Seattle) (73,000SF Class "A" office building in North End Seattle suburban market near regional mall) **Sale Price: \$17,425,000**

Inns of America Carlsbad, CA (126 Rooms) **Sale price: \$10,400,000** **Anaheim Carriage Inn Anaheim, CA** (66 Rooms) **Sale price: \$6,200,000**

Ramada Inn Temecula, CA (80 Rooms) **Sale price: \$6,000,000**

Ramada Limited (116), Rooms Bell Gardens, CA **Sale price: \$5,800,000**

Best Western Cypress Inn, Stanton, CA (72 room limited service hotel including work-out room, breakfast area, outdoor pool and meeting room) **Sale Price: \$5,750,000**

Best Value Inn – Tacoma,, CA (65 Rooms) **Sale price: \$5,400,000**

Clarion Hotel Yakima, WA (208 Rooms) **Sale price: \$4,500,000**

Ramada Hotel, Tacoma, WA (163 room full service hotel to be renovated and converted to Best Western flag) **Sale Price: \$4,300,000**

Howard Johnson Inn, Portland International Airport, Portland, OR (137 room full service hotel to be converted to Red Lion Hotel after renovation) **Sale Price: \$4,220,000**

Vagabond Inn Anaheim, CA (60 Rooms) **Sale price: \$4,200,000** **LaQuinta Inn, Tucson, AZ** (85 room limited service hotel at freeway interchange) **Sale Price: \$3,225,000**

Travelodge Sherwood Inn, Tigard, OR (Portland) (101 room limited service hotel with adjacent leased restaurant to be reflagged after renovation) **Sale Price: \$2,820,000.**

Comfort Suites Phoenix, AZ (65 Rooms) **Sale price: \$2,750,000**

Outdoorsman Motel Bishop, CA (62 Rooms) **Sale price: \$2,700,000**



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Land Parcel, Mountlake Terrace, WA (Seattle) (212,000SF last remaining parcel in business park adjacent to freeway interchange) Sale Price: \$2,400,000

Rodeway Inn Temecula, CA (39 Rooms) Sale price: \$2,350,000

Escondido Medical Building, Escondido, CA. 14,000 sq. ft. Sale price:\$750,000

30th Ave Office building, San Diego, CA. 30,000sq. ft. Sale price:\$650,000

Bellissima Day Spa, Escondido, CA. 10,000 sq. ft. Sale price:\$950,000

Lakeside Car Wash and Retail center, Lakeside CA. Sale price:\$350,000

Lakeside Retail Center redevelopment, Lakeside, CA. Sale price:\$400,000

RESTAURANTS Restaurant Transactions Business Opportunites Local Cafe and Bakery, Upland (sale pending) with Real Estate Sweet Cravings, Temecula (sale pending) Multiple shopping center leases San Diego, Ca. Landlord and Tenant representation

2003

Tigard Promenade, Tigard, Oregon: (110,000SF Safeway anchored neighborhood shopping center in upper end Portland, Oregon suburb) Sale Price: \$13,600,000

Sunnyside Village Square, Clackamas, Oregon: (90,000SF Albertson's anchored neighborhood shopping center in eastside suburb of Portland, Oregon) Sale Price: \$12,850,000

Scripps Summit Plaza, San Diego, CA (48,500SF Class A office building master leased to regional accounting firm, Nation Smith Hermes Diamond. Located in master planned business park in Poway area of east San Diego) Sale Price: \$10,500,000

Howard Johnson, 3330 Rosecrans Ave., San Diego, CA (98 room limited service hotel and freestanding leased restaurant near SeaWorld and the Marine Corps Recruiting Depot.) Sale Price: \$7,500,000

Best Western Inn at the Convention Center, Portland, OR (97 room limited service mid-rise hotel property with coffee shop, located across the street from the Portland Convention Center) Sale Price: \$5,350,000

Best Western Marty's Valley Inn, Oceanside, CA (110 room limited service hotel and conference center near historic Mission San Luis Rey in northeast Oceanside, CA) Sale Price: \$5,925,000

Howard Johnson, San Diego, CA (67 Rooms) Sale Price: \$3,500,000

Overlook Center, Portland, Oregon (29,000SF Class A office building in a suburban office corridor south of Portland's CBD) Sale Price: \$3,400,000



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Emerald Auto Center, Vista CA. 37,402 sq. ft. Sale Price:\$3,500,000

Encinitas Shopping Center, Encinitas CA. 20,732 sq. ft with Jack in the Box
Sale Price: \$2,500,000

Gateway Place Retail Building, Mountlake Terrace, WA (34,000SF two
tenant retail building; tenants are COMPUSA and Stevens Hospital Medical
Service Center. Located in a planned development in a north-end suburb of
Seattle, Washington) Sale Price: \$5,325,000

Palms Inn, Escondido, CA (43 Rooms) Sale Price: \$2,350,000

Rodeway Inn, La Mesa, CA (44 Rooms) Sale Price: \$2,350,000

Best Western (67 Rooms), The Dalles, Oregon Sale Price: Sale Price:
\$1,800,000

Econolodge, Mammoth Lakes, CA (32 Rooms) Sale Price: \$1,725,000

Abby's Anaheimer Inn, Anaheim, CA (39 rooms) Sale Price: \$1,650,000

Econolodge, Roseburg, Oregon (66 Rooms) Sale Price: \$1,250,000

Sunset Cliffs Shopping Center, Ocean Beach, CA. 12,456 sq. ft. Sale Price:
\$1,400,000

Villa Serena Motel, El Cajon, CA (30 Rooms) Sale Price: \$1,000,000

Berkshire Motel, El Cajon, CA (17 Rooms) Sale Price: \$710,000

RESTAURANTS Restaurant Transactions Business Opportunites Trattoria
Estrada, Bonita Trattoria Mannino, La Jolla with Real Estate Mulvanny's
Restaurant and Night Club, Santee The Tin Fish, Imperial Beach Pier The
Village Bungalow, La Jolla