

# LENDER ORDERED AUCTION

[www.maascompanies.com](http://www.maascompanies.com)

FRIDAY, JUNE 27 11:00 AM

**Nearly New  
AmericInn Motel  
Built in 2004**



CHARLEVOIX, MICHIGAN USA

**MAAS**  
companies inc

AUCTION DIVISION

**507.285.1444**

Rochester, Minnesota 55903

# LENDER ORDERED AUCTION

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**Motel & Personal Property will be offered as an Entirety!  
Excellent Resort Location! Exceptional Condition! Management Company in Place!**



## **52 ROOM AMERICINN MOTEL** 11800 US-31 North, Charlevoix, Michigan

**Unbelievable Condition!**  
31,042 Sq. Ft. 2 Story Building on 3.83± Acres  
Management Company in Place



**Built New in 2004**  
**Zoned C-1 - Resort Commercial**  
**Only Franchise Hotel/Motel in Charlevoix**  
**2007 Revenues of \$715,000**



**3 Diamond AAA Rating**  
**33 Queen Double Rooms**  
**10 King Rooms**  
**6 King with Jacuzzi Rooms**  
**3 Suites**



**1,796 Sq. Ft. Indoor Pool, Whirlpool & Sauna Room**  
**2-Story Lobby with Fireplace**  
**Conference & Hospitality Room**  
**Guest Laundry**  
**Continental Breakfast Area**  
**Interior Hallways**  
**Drive-Under Canopy**



**Oversized Parking Area for RV, Cars & Boats**  
**Wet Sprinkled Fire System**



**Operating Unit with Management Company in Place!**  
**Turn-Key Investment!!**  
**Absolutely Like New Condition!**

**LOCATION:** Charlevoix is located in Northern Michigan Resort Area between Lake Michigan, Round Lake and Lake Charlevoix. Charlevoix is located 13 miles southwest of Petoskey; and 52 miles north of Traverse City. This is an extremely upscale community with gorgeous lake views.

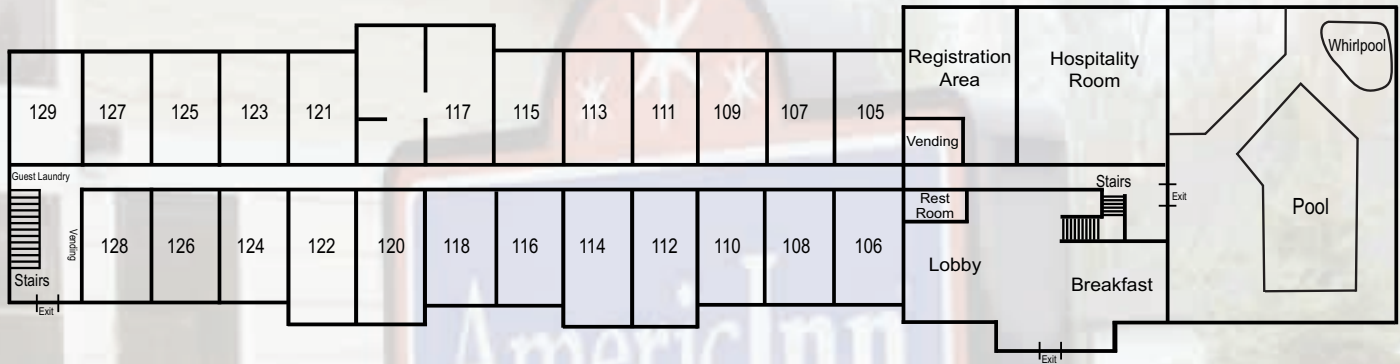
**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed Michigan Real Estate Broker or established Hotel Broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker 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.

**TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

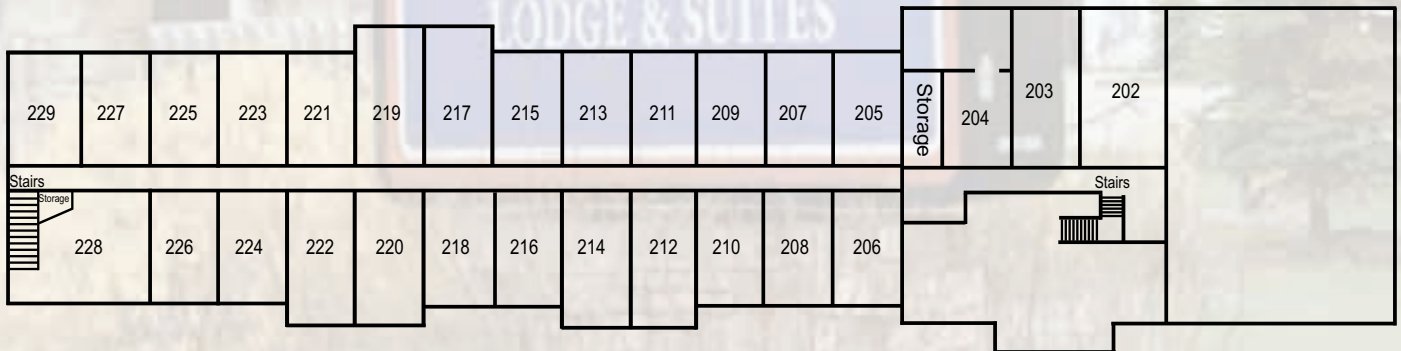
# FRIDAY, JUNE 27 – 11 AM

**Truly Exceptional 52 Unit AmericInn Motel  
Operating Unit – Ready for New Owner**  
Auction will be held On-Site: 11800 US-31 North, Charlevoix, Michigan

## FIRST FLOOR



## SECOND FLOOR



**LOCAL ATTRACTIONS:** 'Charlevoix, The Beautiful' is a thriving and bustling Summer Resort Community with year-round activities, including proximity to several Winter Ski Resorts. This property is located directly across from Little Traverse Wheelway, a 29-mile hiking, biking and walking trail around Lake Michigan. Charlevoix is a very affluent resort town with exceptional scenery and outdoor activities.

**REAL ESTATE INSPECTIONS:** Thursday, June 12, 1 PM – 4 PM  
Friday, June 13, 1 PM – 4 PM

Thursday, June 26, 1 PM – 4 PM  
Other times by appointment

**REAL ESTATE TERMS:** 7% Buyer Premium. \$100,000 Certified Deposit due on day of sale, balance due within 30 days. Anyone wishing to obtain a bidder number will need to show \$100,000 Certified Funds at time of registration. Selling Subject to Lender Confirmation. Attorney Randall Hall, Plunkett & Cooney, P.C. (248) 901-4002 represents the seller. Real Estate and Equipment are selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is agent for the Seller.



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52 UNIT  
AMERICINN MOTEL  
ON 3.83 ACRES  
CHARLEVOIX, MICHIGAN

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FRIDAY, JUNE 27  
AT 11:00 AM

Auction will be held on-site at the  
Americinn  
11800 US-31 North  
Charlevoix, Michigan

**Absolutely Like New Property!**



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52 UNIT AMERICINN MOTEL  
ON 3.83 ACRES  
NORTHERN MICHIGAN RESORT TOWN  
\$715,000 REVENUES IN 2007!