



LASR® is a Commercial Property Analysis and Mortgage Banking software system that assists in Investor Due Diligence, Broker Pricing Opinions, Underwriting for financing and real estate portfolio analysis. Our team of underwriters or advisors are professionals in:

- Commercial & Multifamily Acquisitions, Brokerage and Lending
- Broker Pricing Opinion of Value or Comparable Market Analysis (CMA's)
- Pre-REO Solutions
- Asset Management & Portfolio Assessment
- Structured and Bridge Financing

Please provide as much information that you have available in order to complete our analysis and provide you with your request. If you have alternative documentation such as a property description and prior two (2) to three (3) years income & expense operating statements, please send via fax or e-mail.

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**FOR OUR EXPRESS ANALYSIS, PLEASE PROVIDE THE INFORMATION IN THE YELLOW SHADED FIELDS OUTLINED BELOW.**

**HOTEL / MOTEL PROFESSIONAL INVESTOR DUE DILIGENCE FORM**

Contact: <input style="width: 95%;" type="text"/>	E-Mail: <input style="width: 95%;" type="text"/>
Phone: <input style="width: 95%;" type="text"/>	Fax: <input style="width: 95%;" type="text"/>

Project Name:

Property Address:

What type of Hotel is this project?  (Full Service, Limited Service, Budget, etc.)

What is the Gross Building area of the property?  # Buildings

What is the total lot size?  Acres      What is the year built?

Hotel Class       What is the year renovated?

Flag / Franchise:

	Current	Stabilized
<b>Number Of Rooms:</b>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Occupancy:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Total Occupied Rooms:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
<b>Average Daily Rate:</b>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Revenue	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Room Revenue:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Food Revenue:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Beverage Revenue:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Telephone:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Other Income:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>

**AMENITIES**

Restaurant:

Restaurant, Bar, Club:

House Pool / Jacuzzi:

Gym & Spa:

Cable TV:

Internet Connection:

Tennis Court:

Golf Course:

Scenic View:

Hotel Chain / Franchise:

Type of Facilities Offered:

Other Amenities:



## INVESTOR DUE DILLIGENCE CHECKLIST

- Copy of the 2006, 2007, 2008 & 2009 (Year to Date) Operating History (Income & Expense Statement)
- Feasibility Study / Analysis
- Mechanical & Engineering (including elevators) Inspection
- Electrical Inspection
- Plumbing Inspection
- Roof Inspection
- Environmental Report if applicable.
- Furniture Fixtures & Equipment (FF & E) Inspection
- Property Tax Analysis (Business vs. Real Estate)
- Business Entity Analysis if applicable
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Because of the complexity of a hotel or motel market analysis, retaining and working with a hospitality industry consultant is often advisable. Professionals who have experience in lodging market analysis can help you objectively evaluate your market area and your project. Their services can help you avoid costly investment and operational mistakes. Their work will add credibility to a business plan or feasibility study and is often required by a lender or franchisor. Sources of lodging industry consultants include the International Society of Hospitality Consultants, accounting and consulting firms, specialized brokerage firms, Hospitality appraisers and colleges and universities with hospitality programs.



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