

OFFERING MEMORANDUM

Ambassador Lake Tahoe

4130 MANZANITA AVE, SOUTH LAKE TAHOE, CA 96150



Marcus & Millichap

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OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

Marcus & Millichap

Ambassador Lake Tahoe

EXCLUSIVELY LISTED
BY:

Philip Batlin

First Vice President Investments
Direct: 415.625.2189
Philip.Batlin@marcusmillichap.com
License: CA #01873218

Taylor Flynn

Senior Vice President Investments
Direct: 415.963.3042
Taylor.Flynn@marcusmillichap.com
License: CA #01733882

Scott Fair

NAI Tahoe
(503)-525-2304
sfair@naitahoesierra.com
CA B01761504 | NV BS.0144220

NAITahoe Sierra



Property Summary

OFFERING SUMMARY

LISTING PRICE	\$7,998,000
NUMBER OF ROOMS	58
PRICE/ROOM	\$137,896
LOT SIZE	1.05 AC
GROSS SF	22,749 SF

HOTEL/MOTEL

BUILDINGS	1 Building
BUILDING AREA	22,794 SF 58 Units
LOT AREA	44,866 SF (1.03 AC)
ADJ. LOTS OWNED	NONE
YEAR BUILT	1966

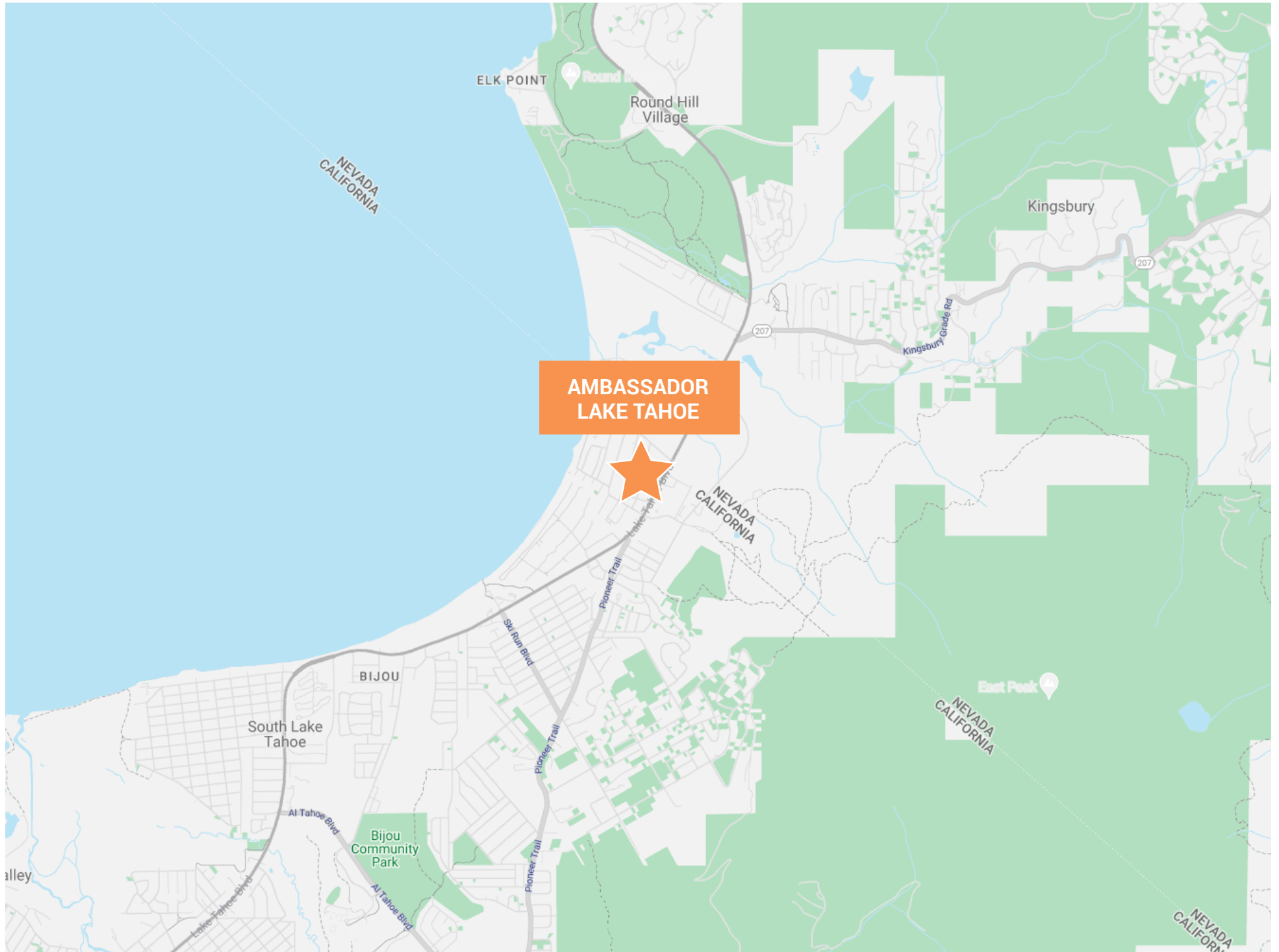


Marcus and Millichap are pleased to present the Ambassador Lake Tahoe. The hotel has 57 rooms across 2 stories with a Gross Building Area (GBA) of 22,794 square feet. Each typical floor covers 11,397 square feet, and the primary corridors are exterior.

The Ambassador hotel has gone through extensive renovations starting in 2022. The renovations breathe new life into the property, enhancing its appeal and functionality for future guests and patrons. List of Capital Improvements that are completed: New Roof, New Windows, New interior walls and ceiling finish and paint, New flooring, New interior lighting, New Bathrooms, New entry doors, New Card key locks, New Boilers and radiant heating, New Phone system, New Fiber Optic internet and Cable service, Completely new furniture and bedding. The Ambassador Lake Tahoe is not currently open, but it is ready for a new buyer to open the doors to the public.

South Lake Tahoe is the most populous city in El Dorado County, California, United States, in the Sierra Nevada mountains. The city's population was 21,330 at the 2020 census, down from 21,403 at the 2010 census. The city, along the southern edge of Lake Tahoe, extends about 5 miles west southwest along U.S. Route 50, also known as Lake Tahoe Boulevard. The east end of the city, on the California–Nevada state line right next to the town of Stateline, Nevada, is mainly geared towards tourism, restaurants, hotels, and Heavenly Mountain Resort with the Nevada casinos just across the state line in Stateline.







GOLDEN NUGGET LAKE TAHOE
HOTEL & CASINO

HARVEYS LAKE TAHOE
HOTEL & CASINO

BALLY'S
LAKE TAHOE

**AMBASSADOR
LAKE TAHOE**

HARRAH'S
LAKE TAHOE

MCP'S
TAPHOUSE GRILL

BLACK BEAR
TRADING CO.

MARGARITAVILLE
RESORT LAKE TAHOE

STARDUST LODGE
LAKE TAHOE

STATELINE
BREWING CO.

ISABELLA
RISTORANTE

MARRIOTT GRAND RESIDENCE
LAKE TAHOE

NEVADA
CALIFORNIA

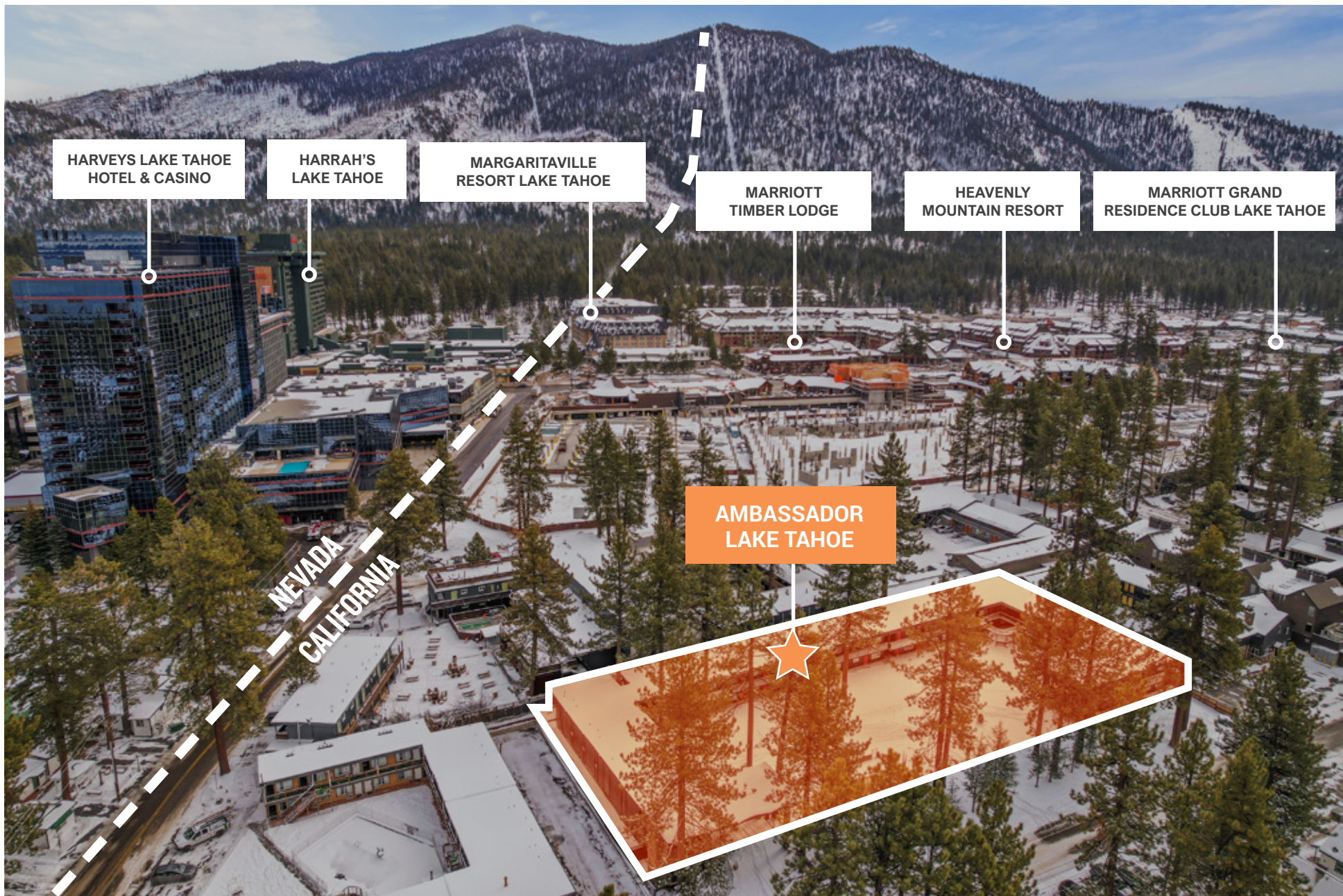
LAKE TAHOE BLVD

STATELINE
BREWING CO.

VINNY'S
PIZZA

ELEVATED
FITNESS

TAHOE SPORTS
LIMITED



Nearby Attractions

1. Lakeside Beach



2. Heavenly Village



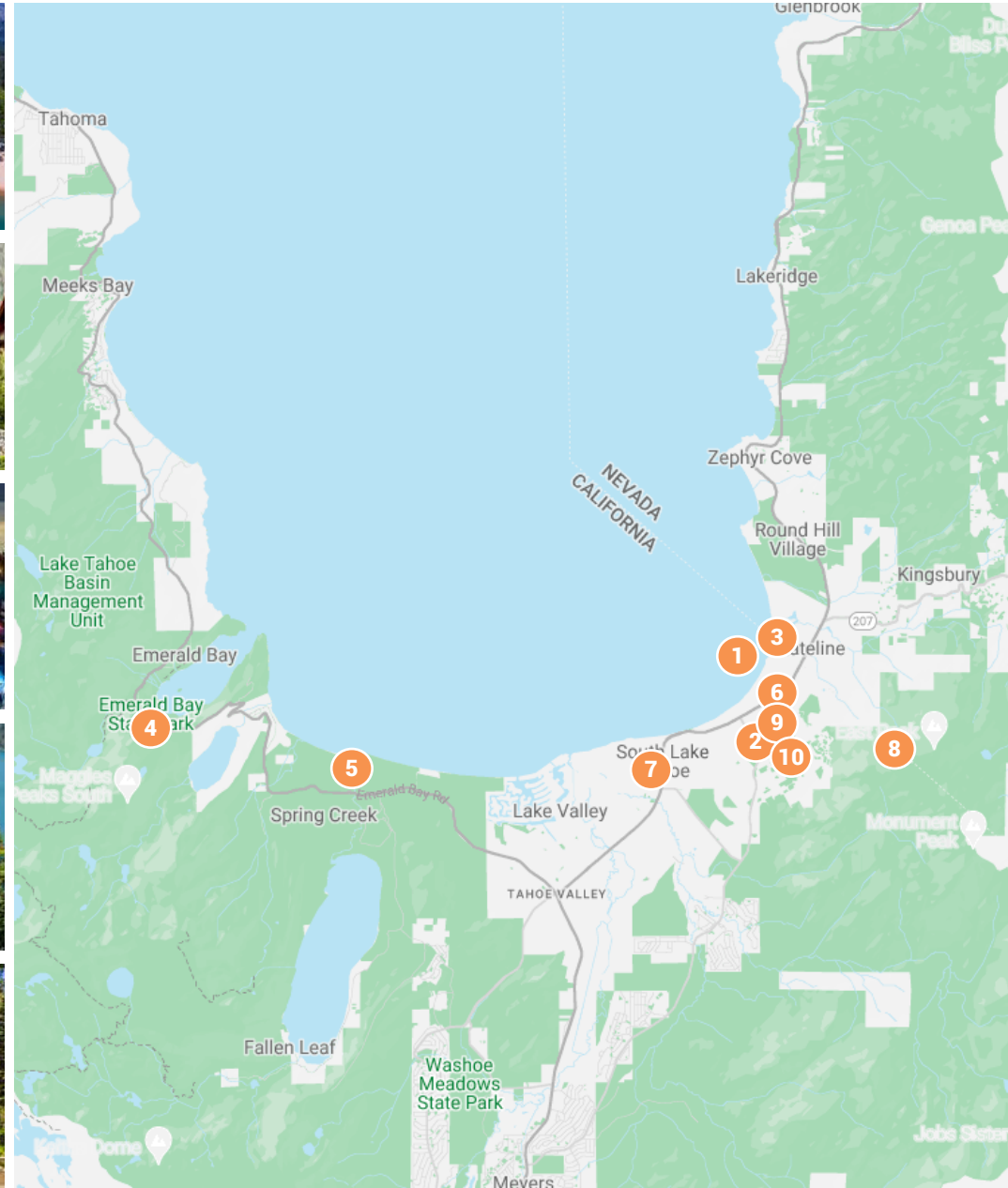
3. Lake Tahoe Outdoor Arena



4. Emerald Bay



5. Tallac Historic Site



6. Heavenly Mountain Resort



7. Lake Tahoe Historical Museum



8. Ridge Rider Coaster



9. Van Sickle Park



10. Heavenly Gondola





CITY OF
SOUTH LAKE TAHOE



15 Million

VISITORS PER YEAR



\$4.5 Billion

SPENT BY VISITORS IN 2023

South Lake Tahoe is the most populous city in El Dorado County, California, United States, in the Sierra Nevada mountains. The city's population was 21,330 at the 2020 census, down from 21,403 at the 2010 census. The city, along the southern edge of Lake Tahoe, extends about 5 miles westsouthwest along U.S. Route 50, also known as Lake Tahoe Boulevard. The east end of the city, on the California–Nevada state line right next to the town of Stateline, Nevada, is mainly geared towards tourism, restaurants, hotels, and Heavenly Mountain Resort with the Nevada casinos just across the state line in Stateline.

The western end of town is mainly residential, and clusters around “The Y”, the X-shaped intersection of US 50, State Route 89, and the continuation of Lake Tahoe Boulevard after it loses its federal highway designation.

California has now regained 54% of the 2.71 million jobs lost during the pandemic. Eight of California's 11 industry sectors gained jobs in June 2021. Leisure and hospitality reported the biggest gain, 44,400, thanks to restaurants hiring and increased tourism.



Heavenly Mountain Resort is a ski resort located on the California–Nevada border in South Lake Tahoe in the Sierra Nevada Mountain Range. The resort has 4,800 acres within its permit area, with approximately 33% currently developed for skiing, boasting the highest elevation of the Lake Tahoe area resorts with a peak elevation of 10,067 ft, and a peak lift-service elevation of 10,040 ft

With an average of 360 inches of snow annually, and one of America's largest snowmaking systems, their ski season usually runs from mid November to mid April.

1955

YEAR OPENED

4,800

ACRES

97

SKI RUNS

30

LIFTS BETWEEN CA & NV



Stateline

BALLY'S LAKE TAHOE • HARRAH'S LAKE TAHOE • HARD ROCK HOTEL & CASINO LAKE TAHOE • HARVEY'S LAKE TAHOE

\$57 Million

APPROXIMATE GAMING REVENUE 2023



Financial Analysis

REVENUE	PRO FORMA
Hotel Income	\$2,434,185
Total Income	\$2,434,185
Total Annual Expenses:	\$1,582,220
Net Operating Income	\$851,965

OPERATING EXPENSES	PRO FORMA
General	\$1,219,755
Room Expenses	\$608,546
Admin and General	\$121,709
Sales & Marketing	\$65,000
Property Operations/Maintenance	\$400,000
Supplies	
Technology	\$24,500
Utilities	\$163,090
	\$163,090
Tax and Licenses	\$125,800
Property Tax - 2.5M price	\$99,800
Insurance - New	\$26,000

DEPARTMENTALIZED EXPENSE SUMMARY		
DEPARTMENT	CURRENT	%GR
General:	\$1,219,755	77.09%
Utilities	\$163,090	10.31%
Tax and Licenses	\$125,800	7.95%
Total Annual Expenses:	\$1,582,220	64.90%

PRO FORMA FINANCIAL SUMMARY	
Total Acquisition Price	\$7,998,000
Cap Rate	10.6%
Value Per Unit	\$137,896
Value Per SF	\$350
Rooms	58
Available Rooms	20,805
Rooms Sold	14,563
Occupancy	35%
ADR	\$164.07
RevPAR	\$117.56

Sales Comps



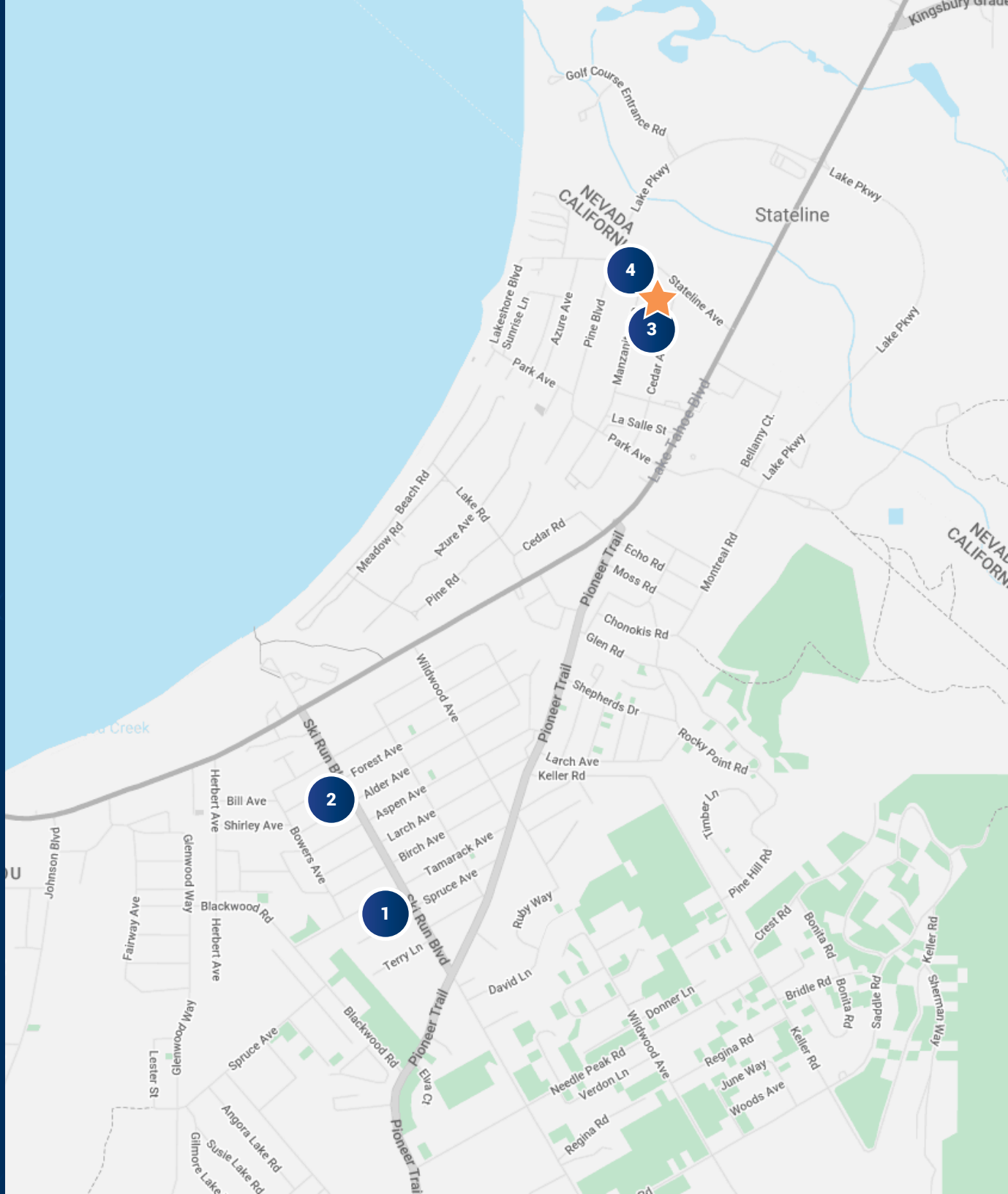
Ambassador Motor Lodge

1 The Deerfield Lodge at Heavenly

2 Alder Inn Tahoe

3 Blue Jay Lodge

4 7 Seas Inn



Sales Comps Summary

	PROPERTY	PRICE	# OF ROOMS	LOT SIZE	PRICE/ROOM	CAP RATE
	★ Ambassador Motor Lodge 4130 Manzanita Ave South Lake Tahoe, CA 96150	\$9,998,000	57	1.05 AC	\$175,087	--
1	The Deerfield Lodge at Heavenly 1200 Ski Run Blvd South Lake Tahoe, CA 96150	\$5,250,000	22	1.1 AC	\$238,636	
2	Alder Inn Tahoe 1072 Ski Run Blvd South Lake Tahoe, CA 96150	\$4,000,000	24	0.57 AC	\$166,666	
3	Blue Jay Lodge 4133 Cedar Ave South Lake Tahoe, CA 96150	\$7,500,000	41	0.69 AC	\$182,926	
4	7 Seas Inn 4133 Cedar Ave South Lake Tahoe, CA 96150	\$4,250,000	18	0.29 AC	\$236,111	9.38%
	AVERAGES	\$5,250,000	26	0.66 AC	\$200,000	9.38%

Ambassador Lake Tahoe

4130 MANZANITA AVE, SOUTH LAKE TAHOE, CA 96150



★ Ambassador Motor Lodge
4130 Manzanita Ave
South Lake Tahoe, CA 96150

LIST PRICE:	\$9,998,000
PRICE/ROOM:	\$175,087
YEAR BUILT:	1981
# OF ROOMS:	57
LOT SIZE:	1.05 Acres



1 The Deerfield Lodge at Heavenly
1200 Ski Run Blvd
South Lake Tahoe, CA 96150

LIST PRICE	\$5,250,000
PRICE/ROOM	\$238,636
YEAR BUILT	1959
# OF ROOMS	22
LOT SIZE	1.1 Acres
COE	10/15/2022

This 23-key hospitality property, known at the time as The Deerfield Lodge in South Lake Tahoe, California, traded in October 2022 for a total of \$5.25 million (\$228,261 per room). The buyer, Greg and Rachel Carlson, also own the Black Bear Lodge next door and purchased this property to expand their operation. The seller was Harkawal Kaur Mann, an independent investor with an address registered in Brentwood, CA.



2 Alder Inn Tahoe
1072 Ski Run Blvd
South Lake Tahoe, CA 96150

LIST PRICE	\$4,000,000
PRICE/ROOM	\$166,666
YEAR BUILT	1969
# OF ROOMS	24
LOT SIZE	0.57 Acres
COE	03/14/2023

The Alder Inn is situated a few blocks from the shores of Lake Tahoe boasts twenty five (25) rooms including a three (3) bedroom guest/managers unit and a rare to area outdoor pool/jacuzzi. In recent years several updates have been carried out, including the full renovation of the living quarters, all new plumbing throughout each unit, and a new pool heater. The fully remodeled living quarters consists of 1,256sf, 3 bedrooms, 2.5 bathrooms, private outdoor living area, and a 2 car carport. The high-end remodeled living quarters features: leathered granite slab counter tops, gas insert fireplace

Ambassador Lake Tahoe

4130 MANZANITA AVE, SOUTH LAKE TAHOE, CA 96150



3 Blue Jay Lodge

4133 Cedar Ave
South Lake Tahoe, CA 96150

LIST PRICE	\$7,500,000
PRICE/ROOM	\$182,926
YEAR BUILT	1966
# OF ROOMS	41
LOT SIZE	0.69 Acres
COE	06/23/2023

On June 23, 2023, the hotel building on .69 acres located at 4133 Cedar Ave, South Lake Tahoe, CA 96150 sold for \$7,500,000. The seller was represented by Scott Fair of NAI Tahoe Sierra. The property was put on the market on January 06, 2023 and was on the market for 168 days. The property was built in 1966. The property includes 41 parking spaces. The zoning on the property is TC



4 7 Seas Inn

4133 Cedar Ave
South Lake Tahoe, CA 96150

LIST PRICE	\$4,250,000
PRICE/ROOM	\$236,111
YEAR BUILT	1966
# OF ROOMS	18
LOT SIZE	0.29 Acres
COE	09/16/2022

The hospitality building located at 4145 Manzanita Ave in Lake Tahoe sold for \$4.25M. The property is zoned TC and was built in 1966.

Ambassador Lake Tahoe

4130 MANZANITA AVE, SOUTH LAKE TAHOE, CA 96150

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,217	17,208	30,277
2022 Estimate			
Total Population	4,022	16,622	29,504
2010 Census			
Total Population	3,482	14,958	27,006
2000 Census			
Total Population	3,840	16,572	30,080
Daytime Population			
2022 Estimate	4,816	18,063	30,066
HOUSEHOLDS			
2027 Projection			
Total Households	1,723	7,331	13,419
2022 Estimate			
Total Households	1,623	6,998	12,935
Average (Mean) Household Size	2.4	2.3	2.3
2010 Census			
Total Households	1,364	6,089	11,509
2000 Census			
Total Households	1,449	6,470	12,160
HOUSING UNITS			
Occupied Units			
2027 Projection	2,979	12,441	22,791
2022 Estimate	2,812	11,785	21,804

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.7%	6.5%	8.0%
\$150,000-\$199,999	2.8%	4.2%	5.6%
\$100,000-\$149,999	8.6%	13.8%	14.0%
\$75,000-\$99,999	12.3%	12.9%	12.2%
\$50,000-\$74,999	13.8%	14.7%	15.3%
\$35,000-\$49,999	18.1%	12.6%	11.9%
\$25,000-\$34,999	11.7%	9.4%	9.7%
\$15,000-\$24,999	13.6%	10.9%	9.6%
Under \$15,000	16.6%	15.0%	13.7%
Average Household Income	\$60,017	\$82,794	\$91,125
Median Household Income	\$40,012	\$52,898	\$56,777
Per Capita Income	\$24,279	\$35,076	\$40,111
POPULATION PROFILE			
Population 25+ by Educational Level			
2022 Estimate Population Age 25+	2,931	12,006	21,815
Elementary (0-8)	15.1%	9.7%	6.8%
Some High School (9-11)	11.7%	8.1%	6.2%
High School Graduate (12)	20.7%	19.9%	21.0%
Some College (13-15)	24.5%	25.6%	26.5%
Associate Degree Only	8.6%	9.2%	9.5%
Bachelor's Degree Only	14.4%	19.6%	21.1%
Graduate Degree	4.9%	7.9%	9.0%

Ambassador Lake Tahoe

4130 MANZANITA AVE, SOUTH LAKE TAHOE, CA 96150



POPULATION

In 2022, the population in your selected geography is 29,504. The population has changed by -1.9 percent since 2000. It is estimated that the population in your area will be 30,277 five years from now, which represents a change of 2.6 percent from the current year. The current population is 53.5 percent male and 46.5 percent female. The median age of the population in your area is 39.3, compared with the U.S. average, which is 38.6. The population density in your area is 375 people per square mile.



HOUSEHOLDS

There are currently 12,935 households in your selected geography. The number of households has changed by 6.4 percent since 2000. It is estimated that the number of households in your area will be 13,419 five years from now, which represents a change of 3.7 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2022, the median household income for your selected geography is \$56,777, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 44.4 percent since 2000. It is estimated that the median household income in your area will be \$62,255 five years from now, which represents a change of 9.6 percent from the current year.

The current year per capita income in your area is \$40,111, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$91,125, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 16,632 people in your selected area were employed. The 2000 Census revealed that 49.3 percent of employees are in white-collar occupations in this geography, and 50.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 13.7 minutes.



HOUSING

The median housing value in your area was \$518,337 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 6,087 owner-occupied housing units and 6,073 renter-occupied housing units in your area. The median rent at the time was \$584.



EDUCATION

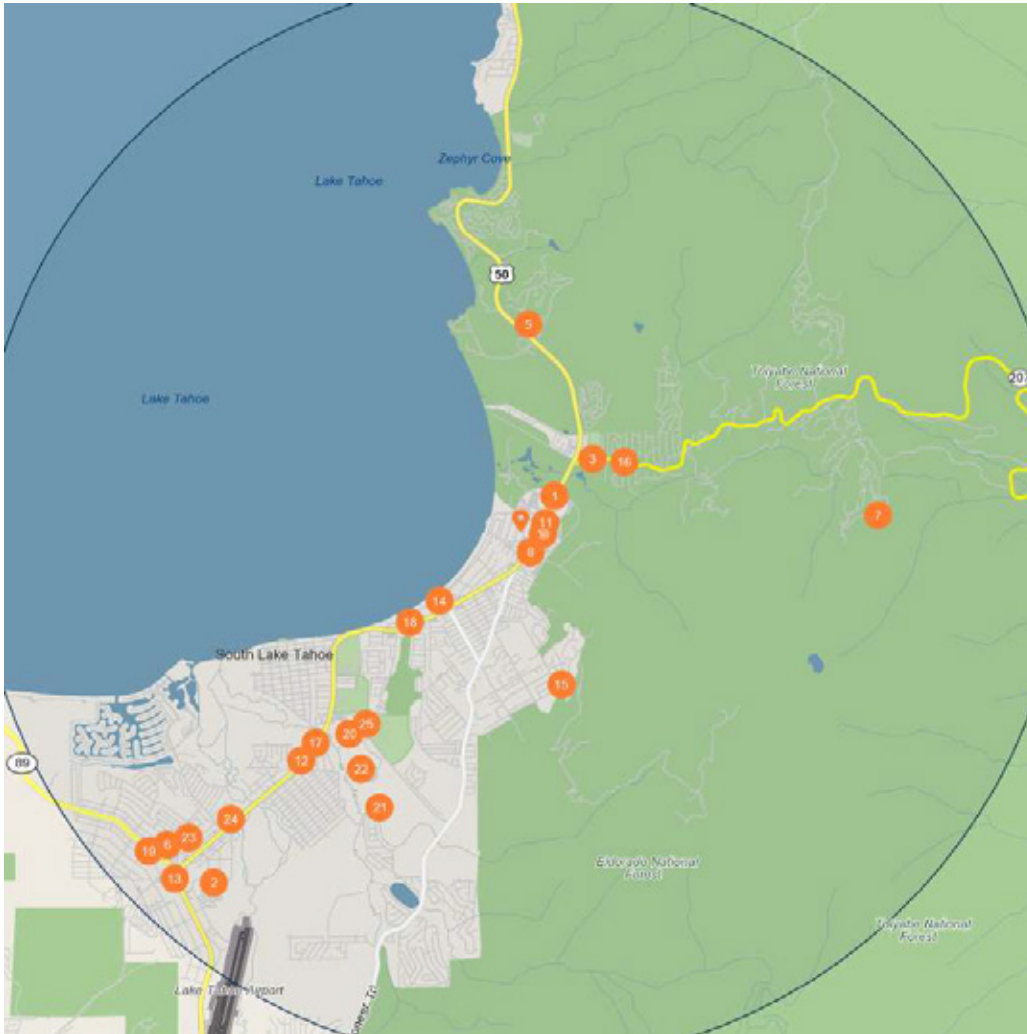
The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 21.1 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.5 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 21.0 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.5 percent in the selected area compared with the 20.4 percent in the U.S.

Ambassador Lake Tahoe

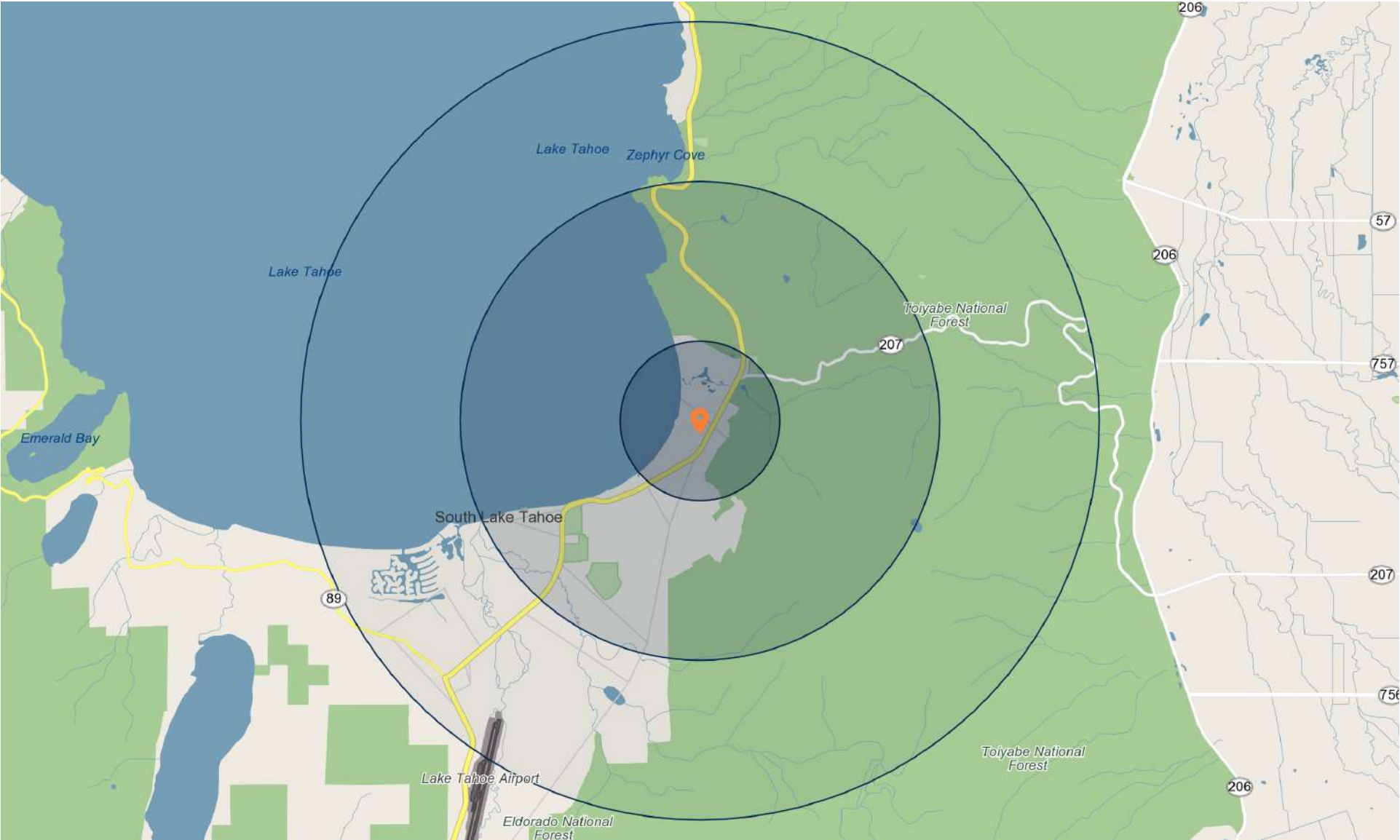
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Major Employers		Employees
1	Hard Rock Ht & Casino Lk Tahoe	1,319
2	Barton Hospital	1,080
3	Columbus East Lansing Hotel-Lake Tahoe Horzn Casino Resort	720
4	Healthcare Barton System	554
5	Edgewood Companies-Edgewood Tahoe	400
6	Algonquin Power and Utilities-Liberty Energy	400
7	Ridge Tahoe-Ridge Tahoe The	280
8	Grcit Condominium Inc-Marriott Grnd Rsdnce CLB - Lk	233
9	Park Hotels & Resorts Inc-Hilton	203
10	Roppong-Thoe LP A Cal Ltd Prtn-Lake Tahoe Resort Hotel	200
11	Caesars Entrtnment Opting Inc-Harrahs	180
12	Lake Tahoe Community College	147
13	Raleys-Raleys Supermarket 127	141
14	On The Water Inc-Riva Grill On The Lake	135
15	Tahoe Seasons Resort Time Inte-Tahoe Seasons Resort	123
16	Consumers Unified LLC-Consumeraffairs	121
17	Cha-Dor Realty LLC-Meeks	120
18	Heidis Family Restaurants-Heidis Pancake House	120
19	Aecom	120
20	US Dept Agriculture Forest Svc	117
21	South Tahoe Public Utility Dst	113
22	Lake Tahoe Community College-PUBLIC COMMUNITY COLLEGE	103
23	South Tahoe Refuse Co-Sierra Disposal Service	100
24	Steven P Abelow MD	100
25	County of El Dorado-Social Svcs Fncl Ad-Food Stmps	96

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EXCLUSIVELY LISTED BY

Philip Batlin

First Vice President Investments
Direct: 415.625.2189
Philip.Batlin@marcusmillichap.com
License: CA #01873218

Taylor Flynn

Senior Vice President Investments
Direct: 415.963.3042
Taylor.Flynn@marcusmillichap.com
License: CA #01733882

Marcus & Millichap