

Hampton
by HILTON™



HOMEWOOD
SUITES by Hilton™



JLL's Hotels & Hospitality Group, as sole and exclusive representative of the Seller, is pleased to offer for sale the fee simple interest in the 86-room Hampton Inn & Suites Clovis Airport North and the 83-room Homewood Suites Fresno Airport Clovis (collectively the "Portfolio" or "Properties" or "Hotels" and individually, the "Property" or "Hotel") located in Clovis, the "Gateway to the Sierras" and ideally situated in the Central Valley of California proximate to the state's largest population hubs.



Property Summary



ADDRESS

855 Gettysburg Ave
Clovis, CA 93612



WEB ADDRESS

www.hilton.com/en/hotels/fatchx-hampton-suites-clovis-airport-north/



OPENED / RENOVATED

2009 / 2018



GUESTROOMS

86



MEETING SPACE

One meeting room – totaling 720 SF



FOOD & BEVERAGE

Complimentary Hot Breakfast



TENURE / LABOR

Fee Simple / Non-union



AMENITIES

- Fitness center
- Outdoor pool
- Pet-friendly
- Complimentary, high-speed Wi-Fi
- Business center
- Sundry shop
- Airport shuttle



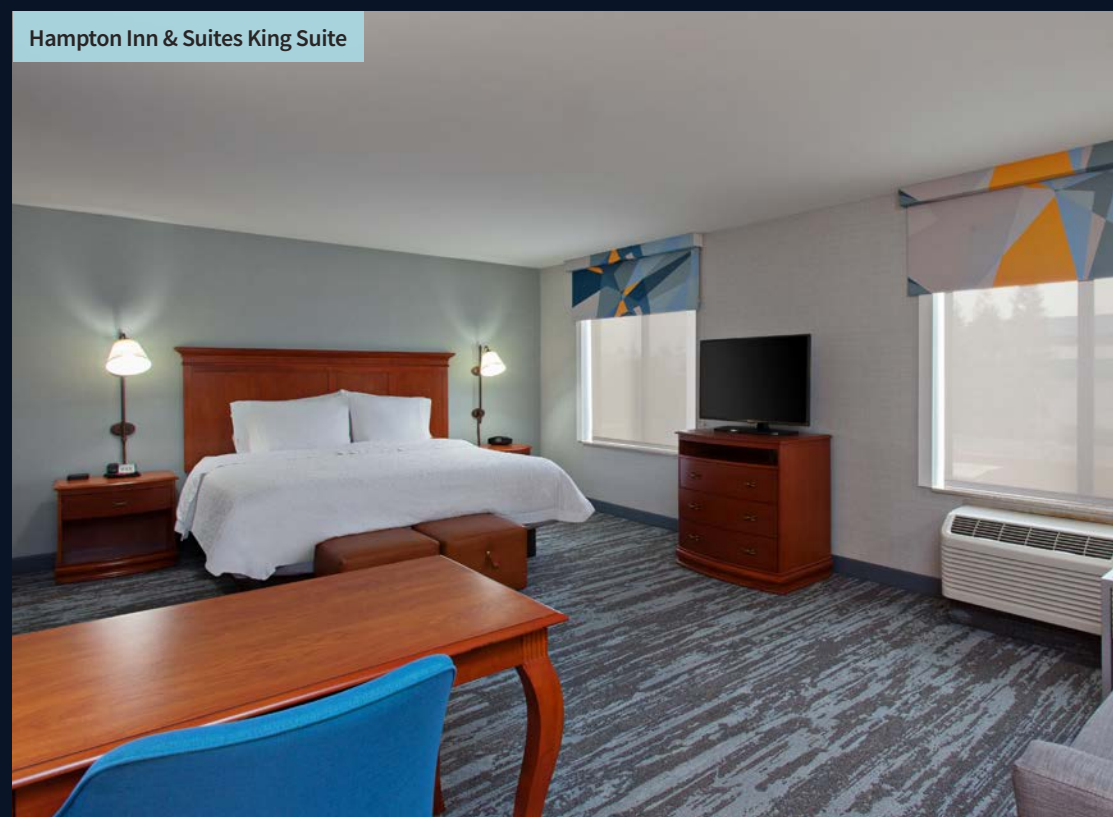
PARKING

Complimentary

Hampton Inn & Suites Lobby



Hampton Inn & Suites King Suite



HOMewood SUITES by Hilton™

Property Summary



ADDRESS

835 Gettysburg Ave
Clovis, CA 93612



WEB ADDRESS

www.hilton.com/en/hotels/fatcvhw-homewood-suites-fresno-airport-clovis-ca/



OPENED / RENOVATED

2010 / 2019



GUESTROOMS

83



MEETING SPACE

One meeting room – totaling 812 SF



FOOD & BEVERAGE

Complimentary Hot Breakfast



TENURE / LABOR

Fee Simple / Non-union



AMENITIES

- Fitness center
- Outdoor pool
- Sports court and putting green
- Pet-friendly
- Complimentary, high-speed Wi-Fi
- Business center
- Sundry shop
- Airport shuttle



PARKING

Complimentary

Homewood Suites Lobby



Homewood Suites King Suite



Investment Highlights

Fee Simple, Premium-Branded Assets

This offering presents an exceptional opportunity to acquire a regionally concentrated portfolio of premium-branded hotels with historically strong cash flow and capitalize on historically-strong lodging sector demand. The Hotels are renowned for their premium branding and have been well-maintained to ensure optimal guest experiences. Furthermore, new ownership has the potential to increase NOI and enhance their overall value substantially.

Excellent Hilton Affiliation

The Hotels benefit from their affiliations with Hilton, one of the strongest brand families in the lodging industry with unparalleled global distribution systems. Included in the Portfolio are the sought after extended-stay and select-service brands of the Homewood Suites by Hilton and Hampton Inn & Suites by Hilton.

United States Leading Agriculture Hub

The Fresno metropolitan area is situated in the heart of the San Joaquin Valley in central California, about 220 miles north of Los Angeles and 185 miles southeast of San Francisco. This centralized location within the state, combined with its prosperous soil and resources, make it the **top agriculture-producing county in the United States**. In 2023, Fresno County agriculture production values set a record totaling \$8.6 billion, showcasing the region is bound for future economic growth and development.



#1

IN US FOR
AGRICULTURAL
PRODUCTION

\$8.6B

PRODUCTION VALUE

Hampton Inn & Suites Swimming Pool



Well-Positioned Assets in High Performing Market

The Hotels are geographically well-positioned in the Clovis market driven by both corporate and leisure travel. The Clovis market benefits from a diverse set of demand drivers including agriculture, industrial, medical, and education demand via proximity to two major local universities.

Compelling Value Proposition

The current economic climate has created significant barriers to new hotel development, with rising construction costs, elevated interest rates, and persistent labor challenges making new projects increasingly difficult to underwrite. This environment presents an attractive opportunity for investors to acquire established, institutional-quality, premium-branded assets in the greater Fresno market well below replacement cost.

Value Enhancement Opportunities

Management Availability

Both of the Hotels are offered unencumbered by management, which will allow a new owner the opportunity to implement their own management strategies, aggressively market the Hotels, and reengineer revenue management and cost control tactics to enhance value. Furthermore, the Homewood Suites Fresno Airport Clovis recently signed a contract with an airline through 2030 for crew accommodations, demonstrating the Hotels ability to secure and develop long-term business accounts.

Significant Upside through Renovation

The Hotels are in very good condition and would benefit from targeted capital expenditures. By completing a Property Improvement Plan (PIP) focused on renovating guest rooms and public spaces, a new owner could capture substantial upside potential for market share recovery.



Capitalize on Fresno's Largest Economic Engines

Located within three miles of the Hotels are two of the regions largest demand drivers, Fresno Yosemite International Airport and Fresno State University.

Fresno Yosemite International Airport (FAT)

A major economic demand driver in the Central Valley contributing \$928 million annually and supporting 10,800 jobs, FAT saw a historic passenger volume in 2024 with 2.6 million total passengers, a 9.1% increase over 2023 and marking the fourth consecutive year of growth for the airport. Furthermore, FAT is currently undergoing a \$150 million expansion to meet current and future air travel demands.

\$928M

ECONOMIC ACTIVITY

2.6M

PASSENGERS ANNUALLY

10,800

JOBS SUPPORTED

\$150M

EXPANSION UNDERWAY

California State University, Fresno

Widely known as Fresno State, the distinguished public university campus spans 388 acres and is a vital part of the San Joaquin Valley economy. The university has an enrollment of roughly 24,000 students, supports nearly 11,000 jobs, and generates close to \$1 billion dollars of annual economic activity to the San Joaquin Valley.

24,000

STUDENTS

11,000

JOBS SUPPORTED

\$1B

OF ECONOMIC ACTIVITY

#18

LARGEST UNIVERSITY
IN CALIFORNIA

Revitalization of the Fresno Region

The Central Valley Community Foundation implemented a 10-year initiative through 2030 that plans to revitalize the Fresno region, referred to as the DRIVE Initiative, that aims to create a sustainable and more economically diverse economy for the residents in the Greater Fresno Region. **The Fresno DRIVE coalition is advocating for \$4.2 Billion of new investment through 14 major initiatives in three investment areas, ultimately resulting in 49,500 jobs, building 13,800 affordable housing units, and providing funding support of 3,450 businesses.** The Hotels will be able to capitalize on this revitalization initiative that will create greater demand for room nights in the region.

Recapture Market Share

The Hotels demonstrated strong top line performance preceding and coming out of the pandemic, both averaging a RevPAR index above 100. Since 2022, the Hotels have experienced downward RevPAR performance, struggling to meaningfully penetrate their competitive sets. The performance disparities between the Hotels and their competitive sets present new ownership with a compelling opportunity to capitalize on operational and targeted change of ownership renovations to drive RevPAR index at the Hotels.

Homewood Suites Swimming Pool



Hotels & Hospitality Investment Sales & Advisory

MELVIN CHU

Managing Director
+1 404 353 6896
melvin.chu@jll.com
CA DRE #01905569

JAMES STOCKDALE

Managing Director
+1 213 239 6361
james.stockdale@jll.com
CA DRE #01752765

TAD SHANTZ

Associate
+1 206 310 2035
tad.shantz@jll.com

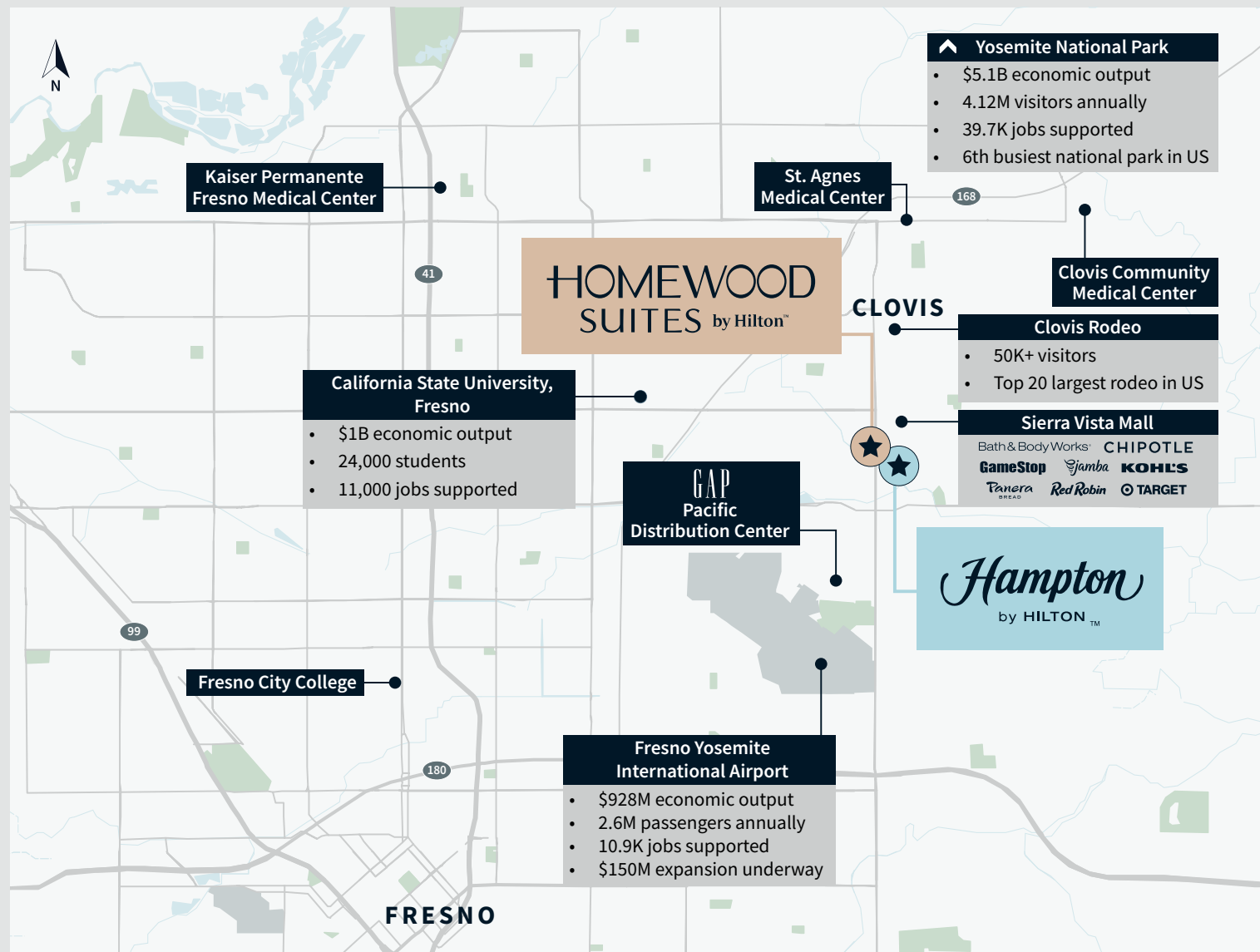
Debt Advisory

MIKE HUTH

Managing Director
+1 213 239 6362
mike.huth@jll.com

SHALIN PATEL

Director
+1 310 595 3837
shalin.patel@jll.com



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