



GENESIS REALTY WA  
HOTEL INVESTMENT SPECIALISTS

# QUALITY INN TULALIP



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# PROPERTY OVERVIEW

## HIGHLIGHTS

- Renovated in 2022
- Across from Quil Ceda Creek Casino
- One exit from Tulalip Casino & Seattle Premium Outlets

## ANNUAL SALES

\$1,476,000 (2023)  
\$1,313,000 (2024)  
\$1,336,000 (2025)

## BUILDING

- 2 stories
- 24,480 Sqft
- Built 1995

## FRANCHISE

Quality Inn — option to convert to non-franchised

## GROUND LEASE

Details available upon request

## PROFORMA ASSUMPTIONS

- Owner-operated, independent branding, and 65% occupancy.



PRICE  
**\$2,995,000**

# KEY FEATURES

NEW CARPETING

WELL-APPOINTED ROOMS

LARGE LOBBY

LARGE BREAKFAST ROOM

MODERN EXERCISE FACILITIES



# IN THE AREA

Just off Interstate 5, 10 minutes from the Seattle Premium Outlets and the Tulalip Casino. Sailing, kayaking, or fishing on the Puget Sound and Point Susan. Play Golf on Gedney Island, or take a sunset walk along Tulalip Shores. Have a picnic at Comeford Park, or explore local tribal history at the Hibulb Cultural Center.

## TULALIP CASINO

\$78 million Casino with 262,000 square feet of gaming space, seven restaurants, a spa, and meeting rooms. Outdoor Amphitheater used for entertainment events.

## SEATTLE PREMIUM OUTLETS

Features an upscale collection of over 130 designer names.

## NAVAL STATION EVERETT

Home to USCGC Henry Blake and USCGC Blue Shark with 6,000 sailors and civil service persons assigned to commands located at Naval Station Everett.

## BOEING FACTORY

The largest building in the world at 472 million cubic feet, hosting 30,000 workers on the Boeing 747, 767, 777, and 787.



Quil Ceda Creek Casino

Next door

Walmart

2 mi

Hibulb Cultural Center

1 mi

Everett Community College

2 mi

Battle Creek Golf Course

1 mi

Providence Regional Medical

5 mi

Cedarcrest Golf Course

2 mi

Downtown Seattle

25 mi



## RECENT CAPITAL EXENDITURES

2018

New room furniture, bathroom tiles, new mattresses, new mirrors (2018-2019)

Public area and outdoor sign LED lighting upgrade

2020

Lobby and Breakfast room tiling, new breakfast room counter and furniture

2020

Hallway and room carpet, public restroom upgrade

2023

New garbage enclosure, new lobby furniture

# IMPORTANT NOTES

## THE OPPORTUNITY

This property is currently operated by a corporation, presenting a clear opportunity for hands-on management to unlock significant revenue growth and improved net operating income. Given the strong lodging demand in this market, an owner-operator can meaningfully enhance performance without reliance on a franchise system.

In the hospitality sector, 50–60 room hotels are often successfully run as independent properties, with owners leveraging direct management and tailored online marketing strategies. This market consistently experiences constrained room availability during peak seasons—particularly among sub-60 unit properties—creating sustained demand for well-positioned, well-managed independent hotels.

A new owner has the option to remove the existing franchise flag and reposition the property as an independent hotel. This transition offers the potential to materially increase profitability by eliminating franchise fees, reducing operating expenses, and driving occupancy through more flexible, targeted marketing initiatives.

## NOTES

- All contact through listing brokers only.
- All financial statements and income proof are available upon acceptance of the offer.
- Leasehold interest only – building improvement and business assets. Lease details available upon request.

# BUILDING PLAN



# PROFORMA PROFIT & LOSS

## Quality Inn & Suites Tulalip P & L Statement Profoma

### Forcast Room revenue

Room	Daily	Yearly
59 Occu	ADR Sales	Sales
<b>38.35</b>	65% \$95	\$3,643 \$1,329,786

<u>Income</u>	
Revenues	1,329,786.00
<b>Total Income</b>	<b>1,329,786.00</b>
<b>Gross Profit</b>	<b>1,329,786.00</b>
<u>Expenses</u>	
Advertising and Promotion	27,910.00
Automobile Expenses	107.00
Bank Charges & Card Disc Fee	27,938.96
Breakfast Supply Expense	11,100.00
Commissions and Fees Exp	11,000.00
Computer and Internet Expenses	3,190.61
Fire Alarm Monitoring	260.05
Franchise Fee Expense	0.00
Insurance Expense	91,186.32
Interest Expense	0.00
Laundry & Linens	5,050.97
Licenses & Fees	3,000.00
Meals	502.52
Motel Land Lease Expense	193,536.00 (Base Rent + Percentage Rent)
Office Expense	486.87
Payroll - Salaries and Wages	200,000.00
Payroll Taxes	8,873.28
Payroll Service Fees	5,961.95
Pest Control	1,200.00
Postage	487.01
Professional Fees (Accounting)	2,500.00
Repairs & Maintenance Expense	27,877.65
Supplies Expense	8,206.87
Personal Property Tax	1,033.61
Property Tax	18,360.00
State Sales and B&O Taxes	97,540.27
Telephone & Internet Expense	5,060.55
Utilities	37,053.11
<b>Total Expenses</b>	<b>789,423.60</b>
<b>Net Operating Income (Loss)</b>	<b>540,362.40</b>
<b>Total Net Operating Income</b>	<b>540,362.40</b>



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