

The NewsLetter
For Hotel/Motel
Owners and
Hospitality
Industry Investors

I N T H I S I S S U E

Properties For Sale1-6
What's New.....6
Carey-Hughes Services.....7
Website Address.....carey-hughes.com



Hotel/Motel NewsLetter[®]

"A Regional Offering of Hotels/Motels For Sale"

January 1, 2024 ♦ Volume 1 ♦ Issue 1

Property #

**NONE AVAILABLE
AT THIS TIME**

**JW WELDON HUGHES, CHA
CAREY - HUGHES**

REALTY ADVISORS, INC.

*"Advisors, Brokers and Managers of
Hotel / Motel, Residential, Farm,
Ranch and Commercial Real Estate"*

13057 Highway 28 East

P.O. Box 703

Langley, Oklahoma 74350

405.949.0606

Website: carey-hughes.com

E-mail Address: weldon@carey-hughes.com

NOTICE TO SELLERS !!

If you are a hotel/motel owner and perhaps are considering selling, call us to confidentially review your property and suggest a marketing plan.

Your hotel/motel can be featured in this newsletter at no cost to you by listing your hotel/motel with us.

Call us for details.

FANTASTIC OPPORTUNITIES !!!!

Looking for a portfolio of hotels and/or motels? Call us for the latest available in the U.S.

Building the Bottom Line

Managing for results. Selling for results. This is the Carey-Hughes Realty Advisors' perspective for each hotel property we manage or sell. We achieve results through aggressive marketing techniques and attention to detail. Carey-Hughes Realty Advisors is a diverse real estate company active in the management and sale of income producing properties, specializing in hotels and motels.

The philosophy of this company has been influenced by the 50 years of combined business experience of its principals. Their past experience as independent business owners, hotel owners and hotel managers creates the aggressiveness needed in today's marketplace. Carey-Hughes Realty Advisors is very flexible and can be totally owner-oriented, which means Carey-Hughes Realty Advisors will be most diligent in the management or sale of an owners' property.

In today's frustrating commercial real estate market, results by management have become essential. Results are achieved by the Carey-Hughes Realty Advisors' aggressive approach to boosting occupancy and income that ultimately increase the value of the hotel or motel property whether you sell or keep it as an investment.

Our timeless philosophy of service and performance allow Carey-Hughes Realty Advisors to meet the varying needs of any property owner while giving each project excellence in management and professionalism in sales.

This approach may seem out of step with the times. Today, everyone wants to sell you a gimmick. At Carey-Hughes Realty Advisors, we know the basics still work, basics still achieve results. We are willing to work hard for your respect as well as your business.

Carey-Hughes Realty Advisors, Inc., would be pleased to discuss with you your management, brokerage, site selection or consultation needs. We can sell your property quickly or provide management during the selling process to meet or exceed your goals.

Carey-Hughes Realty Advisors also offers services beyond management to rehabilitation, consulting, site selection and real estate brokerage. You can be confident that Carey-Hughes Realty Advisors' staff will work with you in any way possible to achieve your desired results.

At Carey-Hughes Realty Advisors, each client is a partner and we recognize your goal of maximum performance from your assets. We look forward to discussing the possibilities of managing, selling, leasing or consulting on your property.

**Distressed Property Brokerage,
Management & Consulting**

Carey-Hughes Realty Advisors, Inc.'s principals have acted as managing agents, brokers, and managers for many individual owners as well as various lending institutions. We have had many successes in managing and selling distressed properties for our clients with the ultimate goal of increased property performance leading to the sale of the asset at an increased value.

Carey-Hughes Realty Advisors, Inc. and its personnel are very familiar with litigation processes as well as lender and governmental regulations concerning foreclosure, property management, property valuation, and liquidation.

Samples of our services and prior experience are:

- ✓ Broker Properties
- ✓ Serve as Receiver and Custodian on foreclosures and bankruptcies
- ✓ Manage rehabilitation projects for distressed properties
- ✓ Analyze lease papers to comply with court terms
- ✓ Renegotiate contracts that could be repealed due to bankruptcy
- ✓ Administer service contracts
- ✓ Manage people in work-out situations to improve management
- ✓ Set up control procedures on properties
- ✓ Develop cost-control systems for reduction of operating expenses
- ✓ Design business plans to enhance marketing and generate additional revenue
- ✓ Manage hotel/motel properties through foreclosure litigation process

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