

**IS PLEASED TO OFFER:
UNIQUE & EXCLUSIVE HOTEL INVESTMENT OPPORTUNITY**

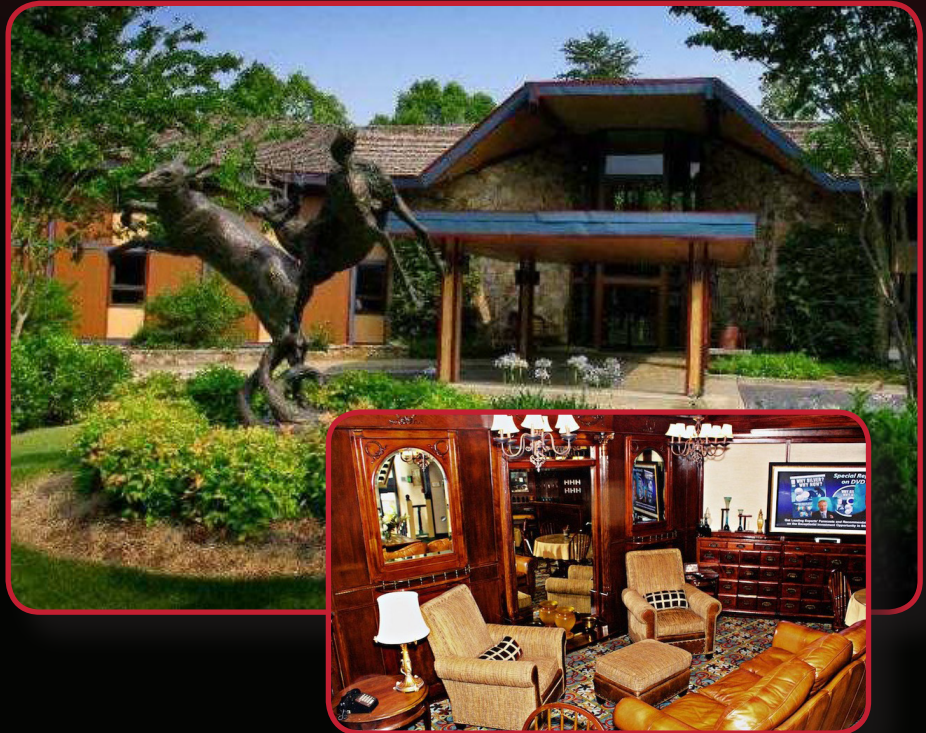
**The Jack Warner
At North River**

2700 Yacht Club Way
Tuscaloosa, AL 35406



PRICE: \$3.5 MILLION
**(estimated replacement
cost \$9 million)**

- 55 guest rooms & suites in 5 different layouts – each room furnished in distinctive style
- 3 floors, elevator
- Apothecary Lounge – 900 sq. ft. & adjacent 2,000 sq. ft. deck
 - ✓ hand-carved paneling from 1850s
 - ✓ room moved from Galina, Illinois where it served President Ulysses Grant
- Russian Tea Room offers high tea on 3rd floor
- 2-story lobby features chandelier, stacked-stone registration desk
- Board Room & Business Center
- Exercise Room – state-of-the-art equipment, flat screen TV, private restroom
- Elegant, eclectic atmosphere includes:
 - ✓ Art & antiques throughout as assembled by founder Jack Warner, who was recognized by the Metropolitan Museum of Art in New York City for his extensive collection of American art
 - ✓ Striking outdoor sculptures
 - ✓ Oriental-influenced architecture
 - ✓ Nature preserve setting



Conveniently located on Lake Tuscaloosa just 12 miles from downtown Tuscaloosa, this unique boutique resort attracts business and leisure travelers:

- University of Alabama (40,000 enrollment) – the hotel is typically sold out for major campus events such as Crimson Tide football games
- Tuscaloosa Amphitheatre (7,500 seating) – outdoor facility for music concerts
- Mercedes-Benz Visitor Center & Factory Tour
- Tuscaloosa Riverwalk & River Market
- The Gateway Innovation & Discovery Center – where adults & children can explore technology
- Museums such as Children's Hands-On Museum; Tuscaloosa Museum of Art; Alabama Museum of Natural History
- Historic sites & antebellum homes