

DOUG BOHLING
HOSPITALITY PORTFOLIO



DOUG BOHLING Artisan Sotheby's International Realty Homes | Acreage | Commercial | Resorts | Wine Country Retreats
Cell 707-953-6106 Doug.Bohling@SothebysRealty.com www.NorthCoastInns.net

HOSPITALITY PROPERTIES

Artisan

Sotheby's
INTERNATIONAL REALTY

EXPERIENCE COUNTS

With North Coast Inns, Doug Bohling combines his 30 years of experience in Northern California real estate with the global reach and interactive marketing of Sotheby's International Realty. From intimate Bed & Breakfasts to Country Inns and from Riverfront Resorts to Historic Hotels, Doug Bohling has the expertise to market your California North Coast hospitality property.

Centrally located in the heart of Sonoma Wine Country, Doug is well positioned to work with buyers and sellers of properties from the Golden Gate to the Lost Coast in Sonoma, Marin and Mendocino Counties. The mission is simple: provide the highest level of professional service with unfailing integrity and dedication to excellence.

Sophisticated and Targeting Marketing

Professional HD video | Professional HD photography

Extensive online distribution | Regional print media campaign | Print & electronic brochures

Extremely appealing, effective interactive virtual tours | Custom website

Regular presence in widely-read regional and national gloss magazines

Digital Marketing: Extensive online distribution with SothebysRealty.com, The Wall Street Journal, The New York Times.com, International Herald Tribune, New York Times, Great Homes, Zillow.com, Trulia.com, Washingtonpost.com, Yahoo! Real Estate, Google, Frontdoor.com, OpenHouse.com, AOL Real Estate, Smarter Agent, Homefinder, Enormo.com and Homes.com (subject to change).

Global Reach

Sotheby's International Realty. The marketer of the world's most valuable and prestigious possessions.

The International Herald Tribune (the global voice of the New York Times), The New York Times, The Robb Report Collection, Robb Report Vacation Homes and The Wall Street Journal

Results are Key

Doug has a passion for hospitality properties - from four room bed and breakfasts to thirty room full service resorts. Over the years, Doug has a solid track record of representing sellers and buyers, which gives him great insight and knowledge of the entire process from both angles. He knows how to present your property to its greatest advantage and how to work with potential buyers and their representation.

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THE MENDOCINO INN & SPA Little River, Mendocino County, CA

Peaceful Greenbelt Beauty

The Mendocino Inn and Spa is situated in the village of Little River, California just 1.5 miles south of the historic and picturesque hamlet of Mendocino. Graciously situated on 6 acres and contiguous to the Van Damme State Park, the property fronts on scenic California Hwy 1.

The Inn offers ten large suites with remodeled baths, slate hearth fireplaces, vaulted and paneled ceilings with generous windows highlighting forest and corridor ocean views. There is an additional one bedroom, one bath bridal or meeting suite, and an adjacent detached one bedroom, one bath modular home for an owner or manager.

There is a private events room with its own deck for meetings, parties, weddings or small business retreats.

This well-reviewed inn includes a 34 +/- seat restaurant with a wood burning fireplace, commercial kitchen, and wood paneled and copper topped wine bar. Liquor license included in the sale.

The full-service spa offers three treatment rooms. The grounds, forest and gardens beauty is appreciated from two large upper sun decks. A great spot to relax, unwind and watch sunset colors change over distant ocean views.

The property has previous permit approval for substantial expansion, offering possibilities for additional rooms, upscale camping/glamping. This rethought, reimagined and remodeled opportunity is a short walk to the unique shores and beaches of the Pacific Ocean, minutes to world-class wineries and all the incredible beauty and opportunity afforded by the California North Coast.

10 Rooms with Private Baths | Restaurant | Wine Bar
Spa Facilities | Private Events Room | Commercial Kitchen
Ocean View Decks | Six Acres

Represented Buyer & Seller

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THE HISTORIC GUALALA HOTEL Gualala, Mendocino County, CA

Mendocino Coast Institution

The historic Gualala Hotel, near the mouth of the Gualala River, has been a Mendocino Coast institution since 1903.

Situated on the Sonoma/Mendocino county line on California's beautiful coast Highway 1 in the village of Gualala.

The 19 guest rooms and extensive restaurant and bar facilities are anchored by a recently expanded and renovated kitchen.

Spacious interior appointments include upstairs view rooms with double balconies, a 34 foot bar with period mirrored back bar, an adjacent saloon room, two dining rooms, atrium room for meeting/private dining, reception, office and huge equipped kitchen & prep room.

Authentic charm in an approximately 9700 +/- square foot floorplan on a large 1.19 acre frontage parcel.



- Historic Hotel Built in 1903 by Cyrus Robinson
- 19 Guest Rooms, 10+ Baths (current configuration)
- Approximately 9,700 +/- Square Feet | 1.19 Acre Parcel
- Restaurant, Bar & Saloon
- Liquor License (47) & FFE Included
- Newly Expanded Kitchen & Equipment (2010)
- Large Prep Kitchen
- Atrium Room with Bracketed Beams & Skylights
- Front 80' Sitting Veranda | Expansive Rear Deck/Patio
- Hardwood Floors & Wainscoting | French Doors
- 10'+ ceilings | Double Hung Wood Windows
- Gas 'Woodstoves' in Bar, Upstairs Lounge & Dining Room



Represented Seller

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THE VILLAGE INN & RESTAURANT

Russian River, Sonoma County

Historic Sonoma County Inn & Restaurant

Originally built in 1906, the Village Inn is a comfortable, casual inn with 11+ guest rooms, most with private balconies or decks overlooking the Russian River. It was the setting for Irving Berlin's classic 1942 film 'Holiday Inn' starring Bing Crosby and Fred Astaire.

There is a well established 44 seat restaurant, a 30 seat bar and lounge with a wood burning fireplace, and a seasonal 26 seat riverfront dining deck. There is a large private room with a bar, a multi-level flexible use riverfront terrace & deck with a gazebo bandstand and a plush river's edge lawn.

11+ Guest Rooms | Full Service Restaurant & Bar
A Variety of Meeting & Event Spaces | Riverfront
Lush Landscaping | Private Parking Lot | Manager's Quarter

Represented Buyer & Seller



THE QUIET CREEK INN

Idyllwild, California

Peace and Quiet Surrounded by Mountain Beauty

Quiet Creek Inn offers the finest cabin accommodations in Idyllwild. If you're looking for a vacation retreat, or just a change of routine, a trip to the peaceful atmosphere of Idyllwild's beautiful forested mountains may be just what the doctor ordered.

Our duplex cabins are built alongside Strawberry Creek on over six-and-one-half acres wooded with towering pines and aromatic cedars. Enjoy an afternoon lounging on a hammock by the meadow or another near the creek. Sip wine sitting by a flowing stream in our Adirondack chairs.

Site of a former Cahuilla Indian camping area and much later a horse ranch, Quiet Creek Inn's quiet beauty has consistently met that demand.

Represented Buyer

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THE HIGHLANDS RESORT

Russian River, Sonoma County

Peaceful Greenbelt Beauty

Very popular resort in Sonoma County's hamlet of Guerneville, the Highlands Resort has 16 cabins/rooms, a 1940's lodge, campgrounds and a pool. 3 sun drenched and redwood studded acres – yet just a short walk to restaurants, nightlife and all the activities on the Russian River beaches. Many recent improvements with vintage charm. The lodge features a reading room, guest lounge w/ fireplace and full kitchen. Located in the famous Russian River Valley, world class wineries are just minutes away.

16 Units/Cabins | Three Acres | Sparkling Pool & Hot Tub
Campground | City Services | Massage Room
Expansion Potential

Offered at \$2,290,000



THE WOODS RESORT

Russian River, Sonoma County

Newly Renovated in Downtown Guerneville

A beautifully remodeled resort in the West Sonoma county hamlet of Guerneville. The turnkey 18+ units are situated on a fully-fenced .45 acre lot that offers patios, decks, views, privacy, owners unit & abundant sunshine with charming, quality lodging. Guests enjoy the sparkling pool, easy access to downtown shopping & nightlife, the Russian River beaches, wineries and are just 1.5 hours to San Francisco and 20 minutes to the airport. Excellent income history.

19 Guest Cabins & Multi-room Suites | 1/2 Acre
Gas Fireplaces | Sparkling Pool & Hot Tub
Lush Landscaping | City Services | Manager's Quarter

Offered at \$1,650,000



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THE GLENELLY INN (now Olea) Glen Ellen, Sonoma County

Historic Sonoma County Inn

On a quiet side street a few blocks from the town center, this sunny little establishment has a long history as a getaway. It was built as an inn in 1916, and the rooms, each individually decorated, tend toward a simple country style. Many have four-poster beds and touches such as a wood-burning stove or antique oak dresser; some have whirlpool tubs. Additionally, two new freestanding Suites sit quietly on the landscaped grounds.

Represented Buyer



THE RUSSIAN RIVER RESORT Russian River, Sonoma County

Popular Getaway & Entertainment Venue

The resort's twenty-four guest rooms have been overhauled from top to bottom with new baths, furniture and fixtures. The main bar and game room have a brand new look replete in redwood and granite, and the Triple R Bar & Grill, the resort's restaurant, which is receiving rave reviews from the community, is now fully operational. Even the pool was remodeled and is now filled with saline water, which provides a fresh and rejuvenating swim.

23 Guest Rooms | 1/2 Acre | Saline Pool & Hot Tub
Pellet Stoves | Full Bar & Restaurant
Lush Landscaping | City Services | Manager's Quarter

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THE SONOMA HOTEL

On the square in the town of Sonoma

Historically Significant Hotel

The Sonoma Hotel building was built in 1880 by German immigrant Henry Weyl. In the 1920's the Sebastiani family opened the Plaza Hotel and began its long and wonderful career as a charming local Inn. It still maintains its nostalgic charm, with a stone fireplace and antique Italian stained glass in the lobby. But owners Craig Miller and Tim Farfan have made the accommodations decidedly modern -- private baths in each of the guest rooms, French country furniture throughout, and amenities for both the leisure and business traveler, in our historic northern California town.

16 Guest Rooms | Located on Sonoma's Historic Plaza
Award-winning Restaurant the girl & the fig

Represented Buyer



RIO VILLA BEACH RESORT

Russian River, Sonoma County

Weekend Getaway & Wedding Venue

The Rio Villa is a quiet place on a bend in the Russian River. This quaint resort offers a variety of accommodations for couples, families and individuals traveling for relaxation, or on business. The grounds are meticulously manicured and aglow with the color of flowers and the aroma of herbs. Surrounded by majestic redwoods, the Rio Villa has a private beach that is totally bathed in sunshine.

11 Guest Cabins & Multi-room Suites | Riverfront
Gas Fireplaces | Spa Tubs | Private Beach
Lush Landscaping | Wedding & Event Spaces

Represented Buyer

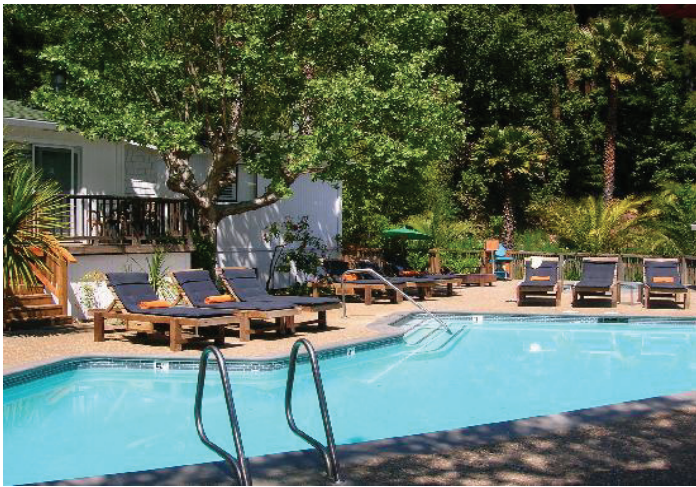
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PARADISE COVE RESORT (now boon) Russian River, Sonoma County

A little Palm Springs at the River

A beautifully remodeled resort in the West Sonoma county hamlet of Guerneville. A clean, modern resort in a rustic setting. Solar heated saline pool & hot tub. Meticulously manicured grounds. A hort walk to the town of Guerneville. Minutes from Armstrong Woods.

12 Guest Cabins & 1 Suite | 1/2 Acre
Wood Burning Fireplaces | Saline Pool & Hot Tub
Lush Landscaping | Full Service Spa | Pet Friendly

Represented Buyer



INN AT THE WILLOWS Russian River, Sonoma County

Riverfront Inn & Wedding/Event Venue

The Inn At The Willows is The Russian River signature guesthouse surrounded by the rustic beauty of the wine country, redwood forests, mountains, and pacific coast. Private Balconies, deck, & fireplaces. Campsites are situated in a wooded area of majestic Willows, towering redwoods, fruit trees and sunny landscaped lawns that slope down to Our private dock on the Russian River. Approximately 110 tent sites with its maximum set at 185 during events and holidays.

13 Guest Rooms | 4 Acres on Two Parcels
Gas Fireplaces | Hot Tub & Private Beach
Large Campground | Three Story Main Lodge

Represented Seller



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