

NORTH COAST INNS  
HOSPITALITY PORTFOLIO  
Doug Bohling  
Lou Rosenberger



Artisan Sotheby's International Realty | Doug Bohling | Lou Rosenberger | PH 707-953-6106 | [www.NorthCoastInns.net](http://www.NorthCoastInns.net)

HOSPITALITY PROPERTIES

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## HOSPITALITY EXPERTS...EXPERIENCE COUNTS

With North Coast Inns, Doug Bohling and Lou Rosenberger combine their **nearly 40 years of experience** with the global reach of Sotheby's International Realty.

Centrally located in the heart **Sonoma Wine Country**, they market properties in Sonoma, Marin and Mendocino counties. From intimate Bed & Breakfasts to Country Inns and from Riverfront Resorts to Historic Hotels, Doug & Lou have the expertise to market your **California North Coast** hospitality property.

Experienced, personal and informed representation is combined with a **top notch, professional presentation** and a comprehensive marketing plan developed specifically for your property.

### Sophisticated and Targeting Marketing

Whether your property is viewed on a smart phone, tablet or traditional computer, the North Coast media team ensure you have consistent, top-level marketing.

**Our presentations include:** professional HD photography and video with aerial footage, a unique property webpage, a regional print campaign, print and electronic brochures, social media campaigns, a targeted agent email announcement and extensive online distribution through Sotheby's International Realty..

### 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

We have a passion for hospitality properties - from four room bed and breakfasts to thirty room full service resorts.

Over the years, we have a solid track record of representing sellers and buyers, which gives us great insight and knowledge of the entire process from both angles.

We know how to present your property to its greatest advantage and how to work with potential buyers and their representation.

### Nearly 40 Years of Combined Experience

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## THE GLENDEVEN INN & LODGE Little River, Mendocino County, CA

### Three Inns on a 15 Acre Ocean View Farmstead on the Stunning Mendocino Coast

This historically significant and highly rated hospitality offering is located just outside the Village of Mendocino in Little River, California.

Three distinct destinations marry 31 guest rooms and a vacation home that range in style from the classic farmhouse warmth of the Inn to the contemporary aesthetic of the Lodge.

Many of the rooms offer wood burning fireplaces and whitewater ocean views across Van Damme Beach. Meandering pathways connect the inns and the llama grazing pasture, organic edible garden and bee hives, chicken coop and myriad agrarian delights.

Nearby Van Damme State Park is a hiker's paradise, offering the flat quarter-mile Pygmy Forest Trail and the 9+ mile Fern Canyon Lollapalooza. There's a Visitor's Venter and a scenic beach where you can fish for abalone or launch a kayak.

The historic and picturesque village of Mendocino is just minutes away with its restaurants, shops, galleries and the Mendocino Headlands State Park.

31 Rooms with Private Baths | Restaurant | Wine Bar  
Spa Facilities | Events Spaces | Two Commercial Kitchens  
22,830 +/- Sq. Ft. | Fifteen + Acres | Ocean View Decks  
Innkeeper's Apartment | Additional Residences  
Eight Contiguous Parcels | Bordered by State Parks

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





## 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



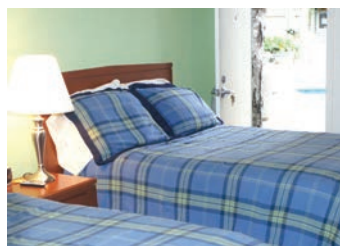
## THE RUSSIAN RIVER RESORT Russian River, Sonoma County

### 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

Represented Buyer



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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

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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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