

Historic
**BOUTIQUE HOTEL
and RESTAURANT**

Hotel
SUTTER
—1858—
HOTEL • RESTAURANT • BAR

53 MAIN STREET

SUTTER CREEK, CALIFORNIA



ONLINE AUCTION OVERVIEW

This online Auction Plus event is for the historic Hotel Sutter located in Sutter Creek, California.

Built in 1858 and carefully renovated to preserve its historic charm, Hotel Sutter is situated in the heart of Gold Country in the picturesque foothills of the Sierra Nevada Mountains. Sutter Creek in Amador County is the perfect place to get away from the hustle and bustle of everyday life. This beautiful area is a travel and lifestyle destination that offers a plethora of attractions just minutes away including: 45+ award winning wineries, historical landmarks, challenging golf courses, and much more! This opportunity awaits that unique buyer who can develop the hotel to its full potential.

The Future of Real Estate's **Auction Plus** sale format allows buyers to include any contingencies along with their bid.

This seller is highly motivated and has set the minimum bid at just **\$2,495,000**

Bid deadline for this auction is **March 21, 2019** (5pm PDT)

PROPERTY FEATURES

- 21 Charming guest rooms
- Elevator
- 85-Seat restaurant
- Banquet room (holding 100+ people)
- Two bars
- Large kitchen
- 6 Public restrooms
- Balcony (holding 83 people)
- 2 One-bedroom apartments
- 1 Suite
- Small satellite kitchen
- 1 Office

Business Amenities

- 25-Camera security system
- Wi-Fi
- Large basement storage area
- 75,000+ Fire suppression system
- PG&E has completed a full audit of lighting
- Many fixtures replaced with energy efficient ones





HOTEL SUTTER

Established in 1858 during the height of the California Gold Rush, Hotel Sutter is the epitome of historic boutique hotel accommodations in downtown Sutter Creek. The hotel boasts 21 charming guest rooms, each appointed with stylish decor and all the comforts of home.

Renovations Since Mid-Late 2013

ADA Compliance

- Two ADA-compliant guests rooms
- 3 Public ADA-accessible bathrooms
- Hydraulic elevator

Rooms / Bathrooms

- Marble showers
- New fixtures
- Ceramic tile floors
- Handmade quilts
- Designer pillows
- High-quality linens
- New flat screen TV's
- New screens and window restrictors
- Commercial laundry area

THE SUTTER

The Sutter is a full-service restaurant seating 85 and serving delicious American cuisine. The restaurant features a full functioning kitchen, prep area, walk-in refrigerator, and front and back cooking stations.

Dining Area Renovations since Mid-Late 2013

- Old carpet was torn out exposing original Douglas Fir flooring
- Walls opened up to showcase the restaurant to arriving guests
- Removed the sheetrock exposing the lovely 1850's brick walls
- Edison lights create a warm ambience to the room

Kitchen Renovations since Mid-Late 2013

- New walls
- New fryer
- New epoxy flooring
- Double rack dishwasher
- 2 Complete separate cooking areas, each with its own oven and refrigeration
- \$10,000 in new dishes (new flatware, wine chillers, and serving dishes)





THE LOBBY BAR

Full service bar area just off the lobby, open seven days a week. Ten frosted beer taps in both bars.

Renovations Since Mid-Late 2013

- Local artisan handcrafted authentic period piece bar to compliment the room
- Removed vinyl floors to reveal old Douglas Fir floors which were then lovingly restored
- Added shelving of lined edge planks with galvanized pipes
- Reproduction antique ceiling fans
- 2 New refrigerators
- 2 New TV's

THE BANQUET ROOM

The Banquet Room (75 seat capacity) is a wonderful space for wedding rehearsal dinners, winemaker dinners, executive retreats, special events, corporate meetings, town meetings, personal parties for families, as well as school team-based events. There is a large pull-down screen with a full AV media system, computer hookup, microphone, and projector.

Renovations since Mid-Late 2013

- Tore out the carpeting
- Stained concrete
- Removed sheetrock to expose the beautiful old brick walls
- New paint
- Two new chandeliers
- New track lighting





THE CELLAR BAR and LOUNGE

A lounge environment, with comfortable seating, area for dance band and dance floor, four big- screen TV's for sporting events. The Cellar Bar and Lounge is approximately 20'x40' and has a separate entrance from Main Street.

Renovations Since Mid-Late 2013

- Galvanized pipe railing
- Tore out the old carpet
- Stained the concrete floor
- Refinished the antique bar
- Added new shelving
- Recovered the stools
- Put in new refrigerator
- Installed frozen 10-tap beer dispenser
- Added 4 new TV's (1 Ultra High Def)
- New standalone HVAC system
- New wiring and microphones for live music
- 2 Restrooms (one is ADA)
- Wheelchair lift that brings guests to The Cellar

THE BALCONY

Beautiful porch-like seating for guests to enjoy the view over Main Street while eating and having drinks. It is served by the kitchen as well as a pantry kitchen adjacent to the guest area.

Renovations since Mid-Late 2013

- Structurally reinforced
- New outdoor carpeting
- Contemporary metal dining chairs and tables
- State-of-the-art misting system
- Satellite kitchen with refrigeration, dishwasher, and storage area
- Second-floor public restroom





FRONT DESK / LOBBY

The Front Desk has been modified and enhanced to improve the working environment.

Renovations Since Mid-Late 2013

- New carpeting on the stairs
- New custom railing
- New chandelier lights
- Custom-made coffered oak ceiling









LOCATION • LOCATION • LOCATION

Just 1 hour east of downtown Sacramento and Sacramento International Airport, the City of Sutter Creek is centrally located in Amador County, the heart of “Gold Country,” and is adjacent to the Shenandoah Valley’s 45+ Wineries.

An area rich with parks and lakes including the Eldorado National Forest and Mokelumne Wilderness, Amador County provides outdoor playgrounds for everyone from toddlers to extreme athletes. Camping, boating, kayaking, swimming, fishing, biking, hiking, hunting, ATV riding, skiing, snowboarding or just enjoying the scenery are all available within a short drive from Sutter Creek.

AVERAGE DRIVE TIMES

Sacramento	1 hour	
Lake Tahoe	2 hours	
Bay Area	2 hours	
San Francisco	2 hours	
Yosemite Valley	3 hours	
Los Angeles	6 hours	



AMADOR COUNTY

Amador County is a patchwork of the rugged and serene. During the rainy months, the verdant rolling hills are pocked with vernal pools, mountain streams and more than a few cattle. In the dry heat of summer, the grass is a long blonde shag scarred with rocky crags and dry culverts braced by live oak.

Where gold once reigned, a new treasure is produced: the superb wines which have earned Amador County international acclaim.

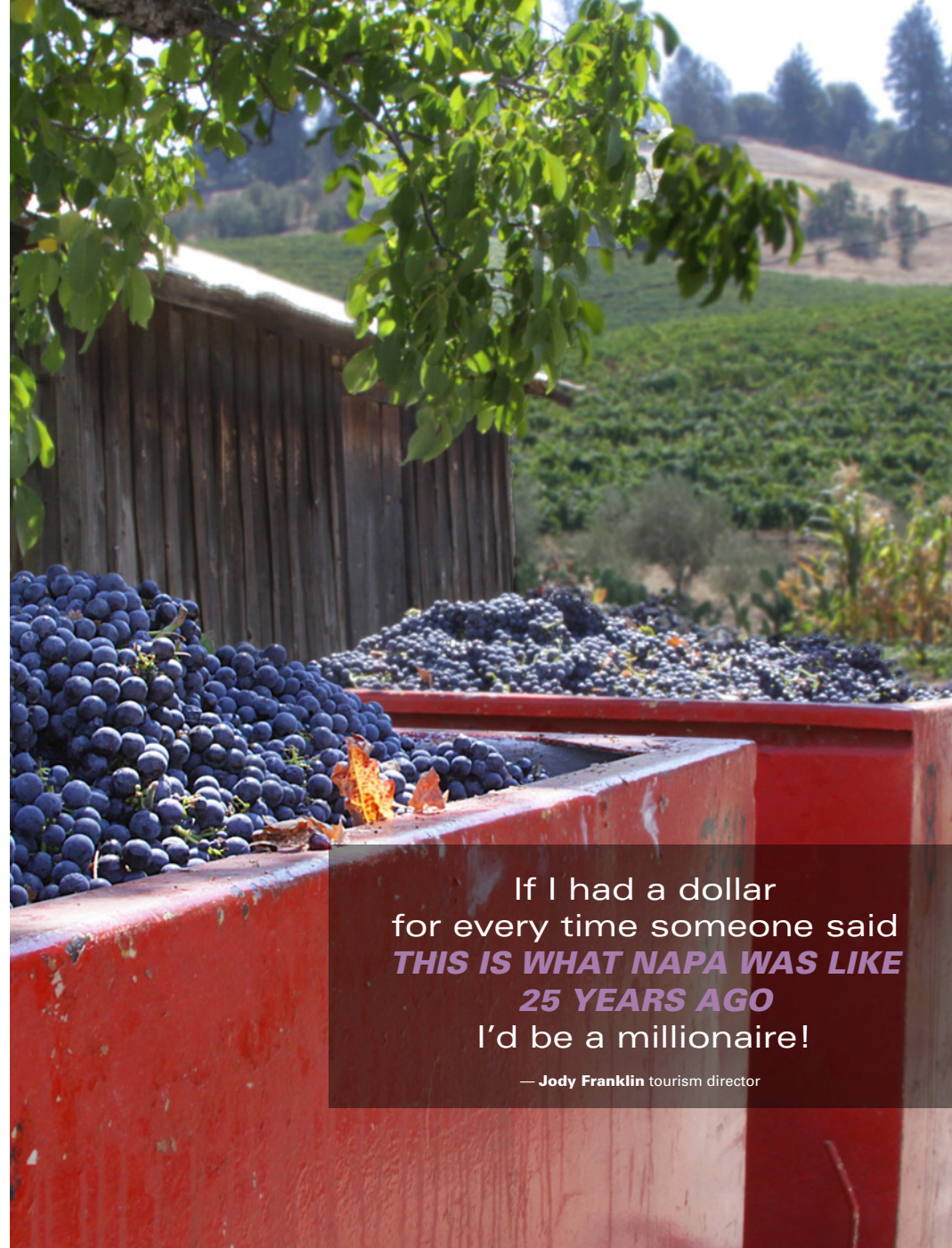
Experience wine country the way it used to be; quaint, family-owned and nestled along scenic backroads in some of California's most picturesque rural settings, where chatting with the winemaker isn't all that uncommon and unpretentious hospitality is the norm.

"Authenticity proves key in the growth of Amador County – California's most approachable wine scene." — Tyler Forvé

THE NEXT NAPA!

With today's bustling travel industry, it can be difficult to find a destination that is such a rare gem, just getting its feet wet in the tourism business. With a variety of exceptionally hospitable and generously welcoming businesses, Amador County is most famous for their 45+ extraordinary wineries.

The county showcases award-winning Zinfandels, Barberas, and Rhones, guaranteed to satisfy even the most refined palate.



If I had a dollar
for every time someone said
THIS IS WHAT NAPA WAS LIKE
25 YEARS AGO
I'd be a millionaire!

— Jody Franklin tourism director

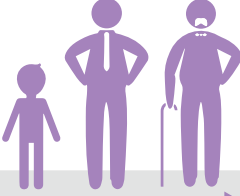
DEMOGRAPHICS

AMADOR COUNTY, CALIFORNIA




POPULATION

36,995




MEDIAN AGE

49.6



MEDIAN HOUSEHOLD INCOME

\$54,171



MEDIAN PROPERTY VALUE

\$251,000

TOP EMPLOYMENT BY OCCUPATION

Administrative: **13.9%**

Sales: **11.4%**

Management: **9.1%**

Construction & Extraction: **6.8%**

Education, Training, & Library: **6.5%**



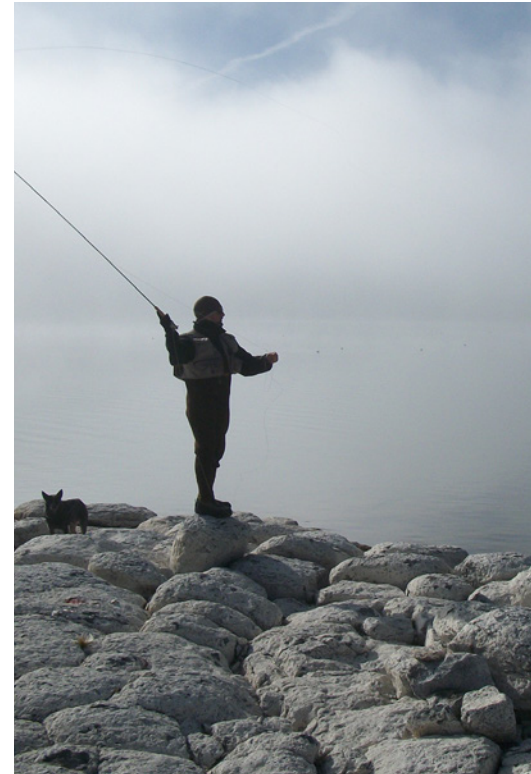
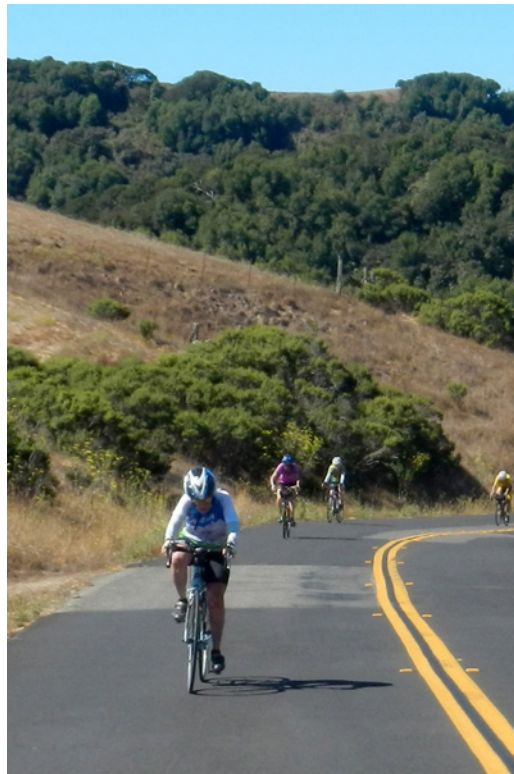
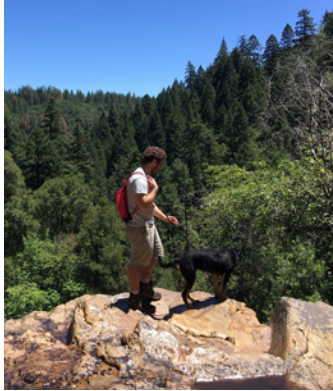
FUN FACTS

Amador Vintner wineries generate \$60 million in wine sales annually, including \$10 million in tasting room sales; they employ 150 full-time employees and 300 part-time and seasonal workers.

Wine tourism in Amador generates \$35 million annually in non-wine expenditures



**AMADOR COUNTY OFFERS
YEAR-ROUND LOCAL POINTS
OF INTEREST!**





ONLINE AUCTION

Historic Boutique Hotel and Restaurant

Amador Wine Country | Sutter Creek, California

Minimum Bid **\$2,495,000**
Bid Deadline **March 21, 2019**

for more information & auction details
visit **www.FRE.com/264**