



**Company – Willco II Development, LLC**  
**Project Name: “Comfort Inn Fort Collins”**

**Location:** 601 SW Frontage Road • Fort Collins, CO 80525  
(970) 407-0100 • (970) 407-0101 • Toll Free (866) 407-0100

**Principal Activity:** Willco II Development focuses on the construction and operation of the Comfort Inn in Fort Collins. This convenient hotel features value-added amenities such as a complimentary deluxe continental breakfast; the Choice privileges such as free wireless high-speed internet access in all rooms, free local calls, free weekly newspaper, Frequent Traveler Program, swimming pool and exercise room. Willco II Development ensures 100% satisfaction guarantee for customers.

**Characteristics:** Willco II Development is the company who honors and operates the franchise contract with one of the largest hotel groups in the world: “Choice Hotels”. This building has 62 smoke-free guest rooms in addition to 20 extra large suites for extended stays. These offer partitioned areas that include sofa sleepers and kitchenette with a microwaves and refrigerator. The hotel also offers an indoor heated pool, a large Jacuzzi, an exercise room and a business center for guest convenience. From the moment you arrive, you will feel at home! Our beautifully designed lobby area features comfortable couches, oversized chairs and a large stone “lodge-style” fireplace. A variety of board games are provided for guest entertainment.

**Convenient Location:** The hotel offers a great and convenient location right off of I-25 and Highway 14. We are close to Colorado State University, downtown Fort Collins area, the Poudre Canyon, the famous Anheuser Busch Budweiser plant, Fort Collins airport, the Discovery Science Center and the Fort Collins Museum.

**Historical Description:** Fort Collins has been recognized as one of the best places to live, vacation, do business or retire by many national magazines, most recently Money Magazine’s 2006 award as the number one place to live in the U.S.A. Fort Collins offers the convenience and inclusion of a small town with many of the amenities of a mid-sized city. Over the last 10 years, the population has grown an average of 3% annually and is expected to continue at this rate well into the foreseeable future.