

Wingate By Wyndham Hurricane Near Zion National Park

HURRICANE, UT



OFFERING MEMORANDUM

KW COMMERCIAL

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HURRICANE, UT

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WINGATE BY WYNDHAM HURRICANE NEAR ZION NATIONAL PARK

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$10,534,000
LOT SIZE:	1.72 Acres
BUILDING SIZE:	54,436 SF
PRICE / SF:	\$193.51

PROPERTY OVERVIEW

Located off of I-15, Hurricane, UT is within minutes of Zions National Park, Quail Creek State Park, and Sand Hollow State Park. Also located near Las Vegas, NV and Mesquite, NV, and the Grand Canyon State Park. This beautiful 4 floor, 84 room property benefits from the natural surroundings that make the area a tourist hot spot with millions of yearly visitors.

PROPERTY HIGHLIGHTS

- 24-Hour Reception Desk
- Balconies Available
- Bus/Truck Parking
- Business Center
- Coffee/Tea Maker
- Daily Housekeeping
- Early Check-in Available
- Elevators
- Express Check-in
- Express Check-out

Property Description



PROPERTY OVERVIEW

Located off of I-15, Hurricane, UT is within minutes of Zions National Park, Quail Creek State Park, and Sand Hollow State Park. Also located near Las Vegas, NV and Mesquite, NV, and the Grand Canyon State Park. This beautiful 4 floor, 84 room property benefits from the natural surroundings that make the area a tourist hot spot with millions of yearly visitors.

LOCATION OVERVIEW

Legal Description

COMMENCING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 14, OF THE HURRICANE FIELD SURVEY. SAID POINT OF COMMENCEMENT BEING LOCATED SOUTH 89°52'10" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, 2035.90 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'40" WEST, ALONG THE WEST LINE OF SAID LOT 15, 150.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 89°52'10" EAST, 230.94 FEET TO THE NORTHEAST CORNER OF PARCEL H-3-1-34-3128; THENCE SOUTH 00°07'48" EAST, ALONG THE EAST LINE OF SAID PARCEL, 323.24 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF UTAH STATE ROLITE-9 (SR-9); THENCE SOUTH 89°56'11" WEST, ALONG THE SOUTH LINE OF SAID PARCEL H-3-1-34-3128 AND SAID HIGHWAY LINE, 231.74 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL H-3-1-34-3128, SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF SAID LOT 15; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING NORTH 00°00'40" EAST, ALONG SAID WEST LINE OF LOT 15 AND SAID PARCEL H-3-1-34-3128 AND ITS PROJECTION, 324.02 FEET TO THE POINT OF BEGINNING.

Property Details

SALE PRICE **\$10,534,000**

PROPERTY DETAILS	
Property Type	Hospitality
Property Subtype	Full Service
Lot Size	1.72 Acres
APN#	H-3-1-34-3116123

LOCATION INFORMATION	
Building Name	Wingate by Wyndham Hurricane Near Zion National Park
Street Address	780 W State Street
City, State, Zip	Hurricane, UT 84737
County/Township	Washington

BUILDING INFORMATION	
Building Size	54,436 SF
Price / SF	\$193.51
Load Factor	Yes



Additional Photos



WINGATE BY WYNDHAM HURRICANE NEAR ZION NATIONAL PARK

LOCATION INFORMATION

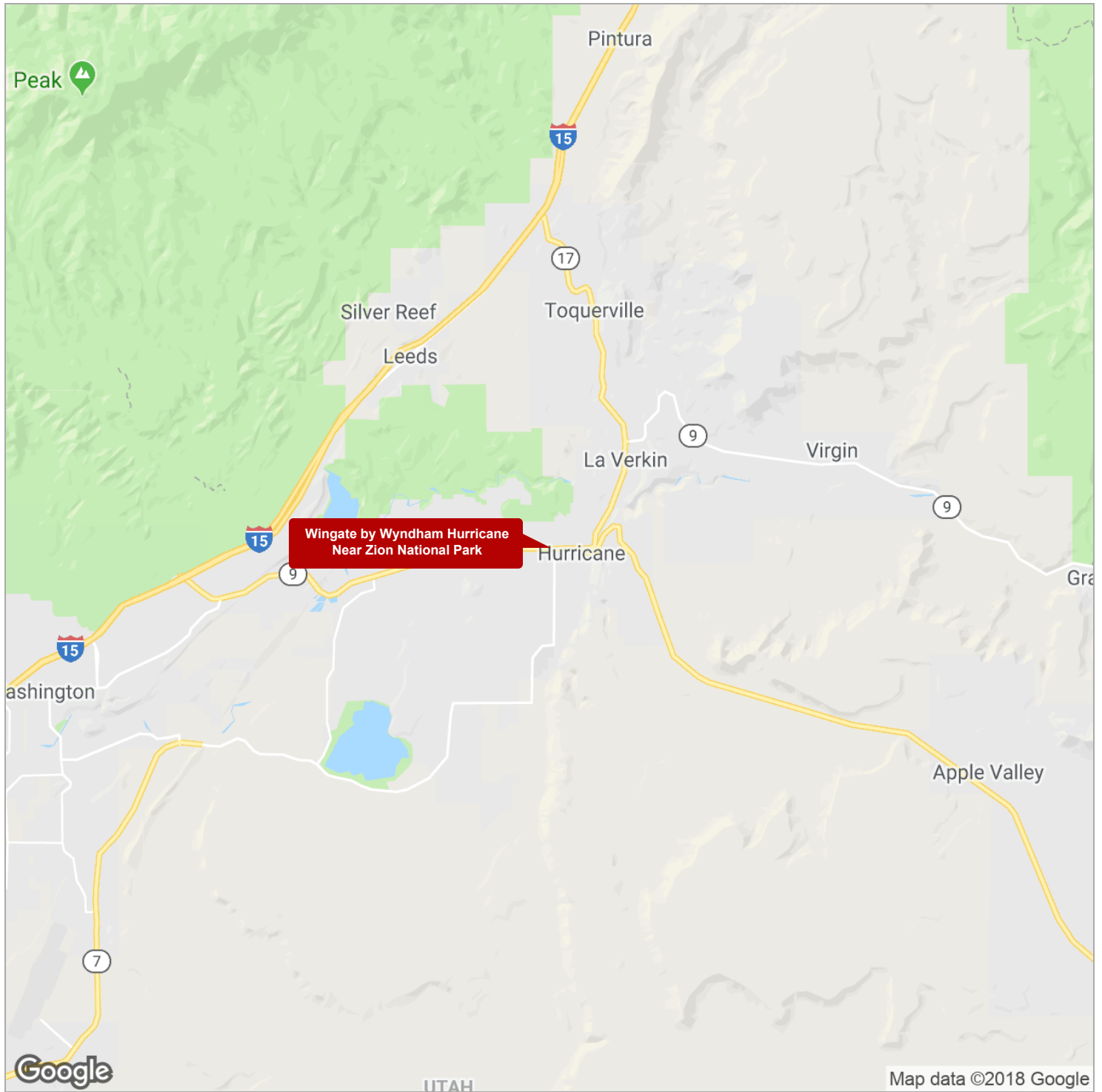
2

REGIONAL MAP

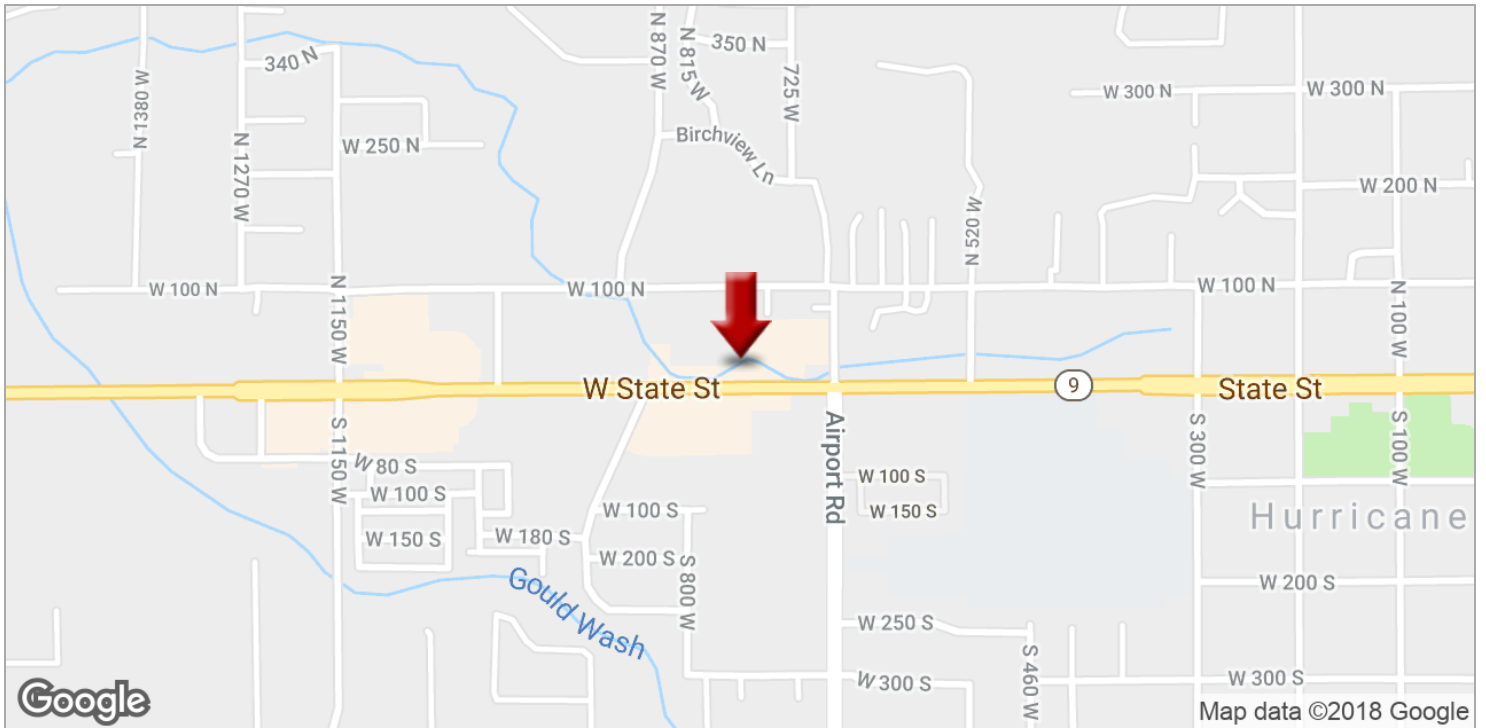
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



WINGATE BY WYNDHAM HURRICANE NEAR ZION NATIONAL PARK

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$10,534,000
Price per Room	\$125,404
RevPAR	-
ADR	-
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

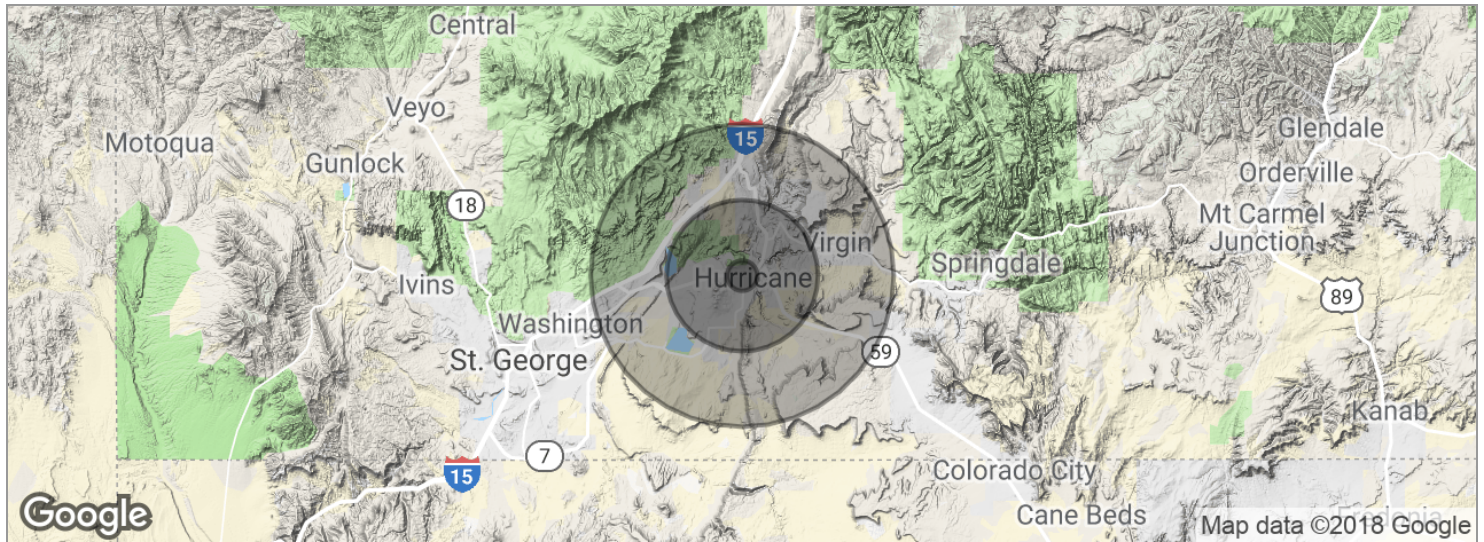
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DEMOGRAPHICS

4

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	306	6,473	19,148
Median age	31.6	30.2	30.3
Median age (male)	29.6	29.2	29.2
Median age (Female)	33.8	31.3	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	103	2,081	6,209
# of persons per HH	3.0	3.1	3.1
Average HH income	\$63,579	\$60,721	\$59,695
Average house value		\$173,255	\$173,024

* Demographic data derived from 2010 US Census