Kody Watts
801-948-3783
Kody@PeakCollectiveGroup.com

PEAK COLLECTIVE
REAL ESTATE

kw COMMERCIAL

230 W. 400 N, Scipio, UT

UTAH HOSPITALITY FOR SALE

Scipio Hotel | Located Directly off I-15 Freeway

32 Keys | 18,414 SF | Only Hotel in Scipio

THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present for sale the **Scipio Hotel 230 West 400 North, Scipio UT 84656.**

Located right off I-15 freeway corridor, the Scipio Hotel is a 32-key interior corridor hotel. **The building is 18,414 SF and is on 1.66 AC of land.** The hotel was built in 2001. All beds feature premium bedding, flat-screen tvs & refrigerators and microwaves in every unit.

The hotel's ideal location, combined with the exclusivity as the only hotel in Scipio, means weekends are constantly at capacity, especially during the summer months.

Amazing Value Add Potential.
The current owner is an absentee owner, which means hands on management or an owner/operator could be a great value add for this property. Rebranding this independent hotel as a branded franchise could also be a wonderful value add for this property.

In addition, Property had a pool that is no longer in operation. The current owner had plans to replace the space with 4-5 suites to generate additional revenue but didn't
get the chance.

Vacant land behind the hotel allows for additional expansion or possible space for an RV park.

EXECUTIVE SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY

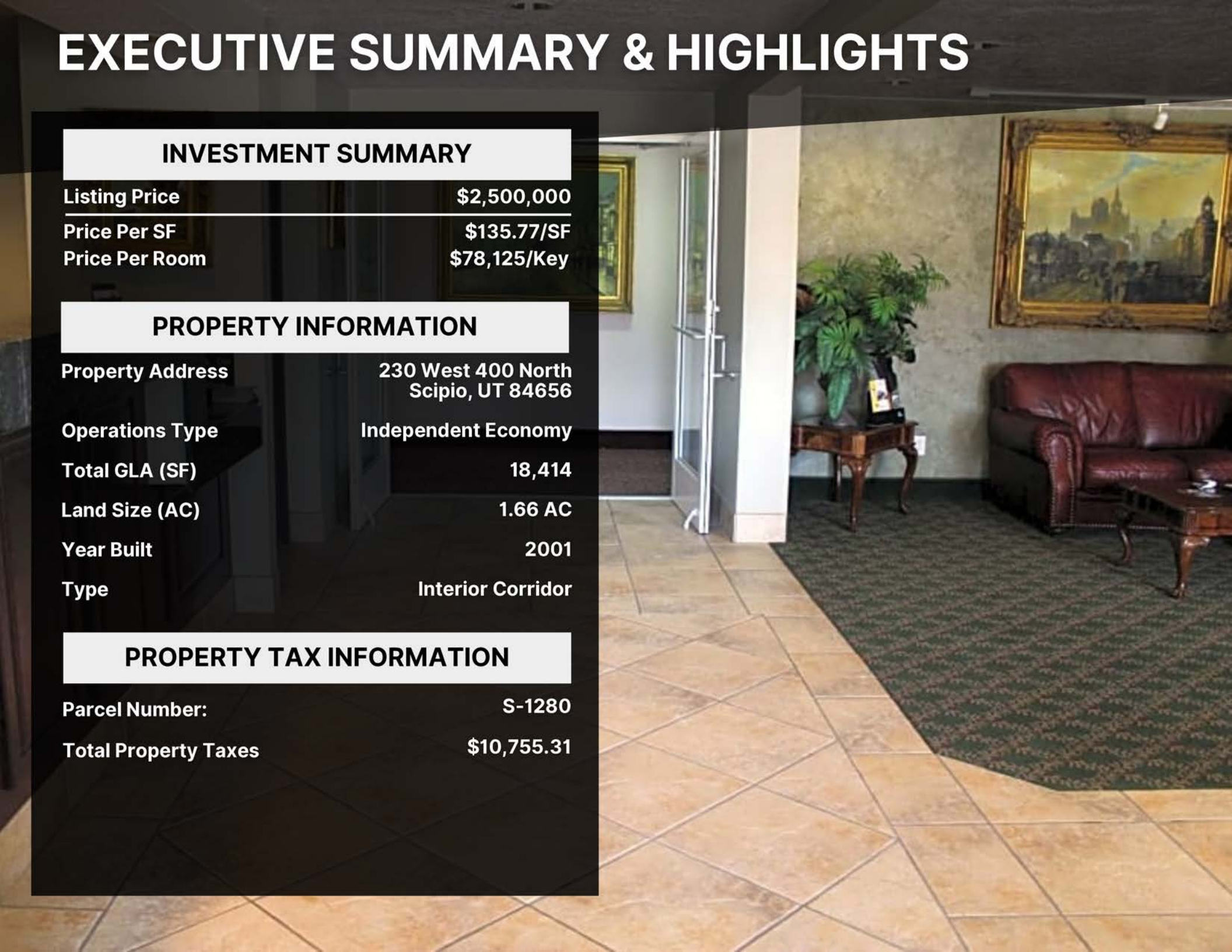
Listing Price	$2,500,000
Price Per SF	$135.77/SF
Price Per Room	$78,125/Key

PROPERTY INFORMATION

Property Address	230 West 400 North Scipio, UT 84656
Operations Type	Independent Economy
Total GLA (SF)	18,414
Land Size (AC)	1.66 AC
Year Built	2001
Type	Interior Corridor

PROPERTY TAX INFORMATION

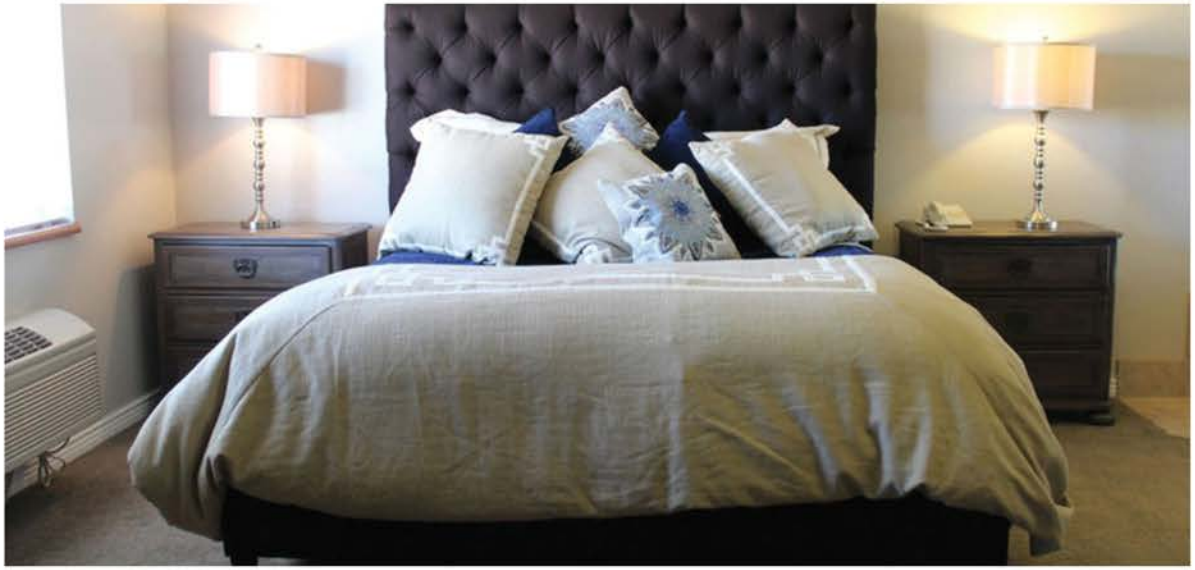
Parcel Number:	S-1280
Total Property Taxes	$10,755.31



EXECUTIVE SUMMARY

Property Highlights

- Only Hotel in Scipio, UT
- 18,414 SF on 1.66 Acres
- 32 Total Rooms
- Independent Hotel Located Off I-15 Freeway Corridor
- Distance from Nearby Recreation
  - Yuba Lake: 42 minutes
  - Palisade Golf Course: 57 minutes
  - Trilobite Beds: 1 hour & 34 minutes
  - Capitol Reef State Park: 1 hour & 37 minutes
  - Great Basin National Park: 2 hours & 18 minutes
  - Bryce Canyon National Park: 2 hours & 20 minutes



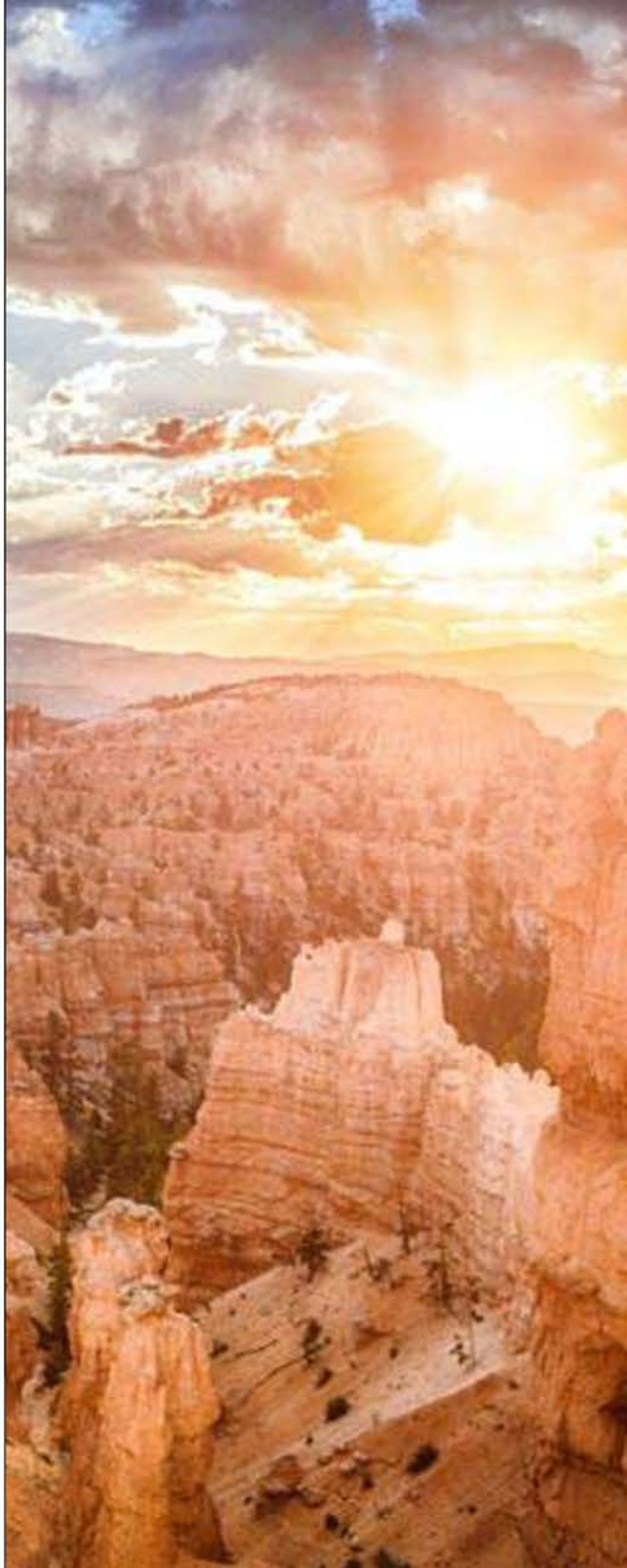
THE SCIPIO HOTEL OVERVIEW

Property Overview
KW Commercial is pleased to solicit offers on the Scipio Hotel in Scipio, UT. This property is a 2-story, 32-room, exterior corridor, lodging facility built-in 2001.

Ideal Location from Interstate 15
I-15 begins near the Mexican border in San Diego County and stretches north to Alberta, Canada, passing through the states of California, Nevada, Arizona, Utah, Idaho, and Montana. The Interstate serves the cities such as San Diego, San Bernardino, Las Vegas, Salt Lake City, Idaho Falls, and Great Falls.

Proximity Bryce Canyon National Park
The Scipio Hotel is located just off Interstate-15. I-15 is a gateway to southern Utah and is just a few hours from major tourist hubs such as Bryce Canyon National Park, Capitol Reef State Park, Great Basin National Park, and more.

Rare Hospitality Location in Central Utah
As the only available hospitality property available in the area, this property presents a rare chance to tap into a hard-to-crack market. As one the only hotel/motel option in the area, this location will generate a strong return for any savvy investor.



PROPERTY MAP

UTAH HOSPITALITY MARKET

Utah Regional is among the largest U.S. hotel submarkets, and contains around 22,000 rooms spread across some 360 properties. That amounts to roughly two-thirds of the Utah Area market's total room inventory. Like the market, Utah Regional is characterized by small hotels and inns. The average hotel has 61 rooms, not far from the market average, but easily below the national norm of about 90 rooms per building.

As of May, twelve-month average RevPAR in the Utah Regional hotel submarket was climbing at an annual rate of 2.7%, essentially in line with the Utah Area average.

The pipeline is active in the Utah Regional submarket, and around 870 rooms (spread across several projects) are currently under construction. This represents continued new development in the submarket: In the past three years, 16 projects containing around 1,400 rooms came online, driving a significant expansion of the existing inventory in percentage terms (even after factoring in a comparitively small amount of demolition activity).

The submarket recorded 6 hotel trades over the past year, which is consistent with the number of deals that typically close in a given year.

SUBMARKET INDEX

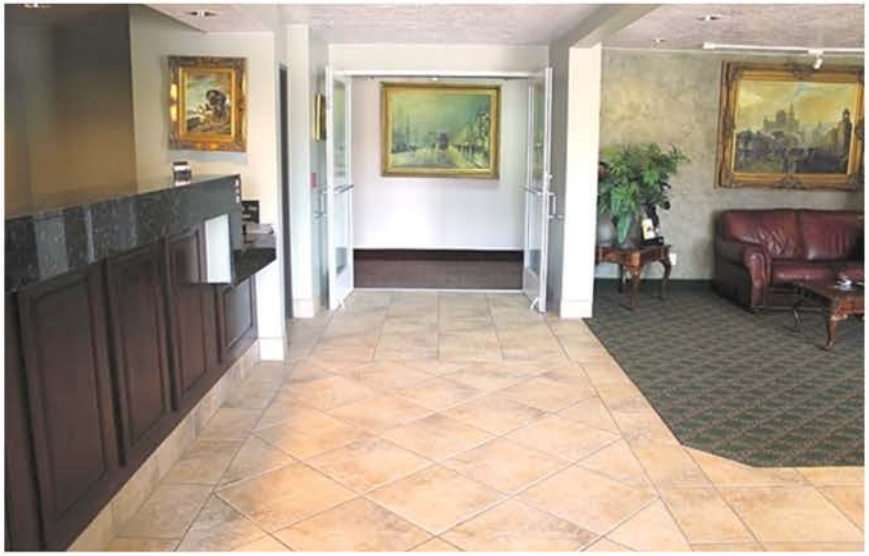
PERFORMANCE	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET
Occupancy	60.4%	61.6%
ADR	$97.19	$169.89
RevPAR	$58.66	$104.73
3 Mo Occupancy	55.0%	60.3%
3 Mo ADR	$92.67	$204.54
3 Mo RevPAR	$51.01	$123.37
YTD Occupancy	47.0%	54.3%
YTD ADR	$87.19	$236.10
YTD RevPAR	$40.95	$128.26
12 Mo Occupancy	51.5%	57.9%
12 Mo ADR	$89.65	$201.19
12 Mo RevPAR	$46.18	$116.41

AREA MAP

DQ
SCIPIO PETTING ZOO
I-15 Frontage Rd
SUBWAY
76
Pilot FLYING J
Interstate 15/SR 50 SCIPIO - 11,000 ADT
400 N - 5,000 ADT
N STATE ST - 2,500 ADT
SCIPIO Hotel
SCIPIO GARAGE
SCIPIO RODEO GROUNDS
Scipio Town, Utah

EXTERIOR PHOTOS

LOBBY PHOTOS



ROOM PHOTOS

CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 230 West 400 North Scipio UT 84656. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

PEAK COLLECTIVE
REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

kw COMMERCIAL

PEAK COLLECTIVE
REAL ESTATE
COMMERCIAL DIVISION

KODY WATTS
Commercial Real Estate Broker
801-948-3783
Kody@PeakCollectiveGroup.com

kw COMMERCIAL