



## SureStay Collection by Best Western

153 S Main Street, Logan, UT 84321

September, 2018

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## SureStay Collection by Best Western

### TABLE OF CONTENTS

#### EXECUTIVE SUMMARY

Overview & Opportunity  
Property & Financial Summary

#### FINANCIAL ANALYSIS

Income Statement - 2017

#### PROPERTY DESCRIPTION

Site Plan  
Aerial Map





## EXECUTIVE SUMMARY **OVERVIEW**

Windermere Commercial is pleased to present the Best Western Baugh Motel offering. The site is situated on 5.5 acres of prime downtown real estate in Logan UT. The site consists of 5 buildings that contain Motel rooms and breakfast area, a front desk building, a full service restaurant (leased), maintenance shop, on site laundry facility outdoor pool and spa area and banquet hall. The property has had the Best Western brand for many years and is one of Logan's flagship motels as well as a landmark for the area. Located right on Main street the site is near many restaurants, retailers, city hall and is highly visible for all travelers to the area.

### **THE OPPORTUNITY**

This offering is a unique opportunity to not only acquire a cash flowing business operation and real estate but also a development potential in the heart of the city. The turn key operation is idea for an operator to step in an seamlessly take over the management while taking advantage of a 50+ year history of the local name brand and the international Best Western flag. The corner site is approximately .5 of an acre and is well suited for a retail, drive through or office building. Located in the TC (Town Center) zone, many uses are permitted. For a developer the site is nicely appointed for development encompassing nearly the entire city block with access on 3 streets and bordering the Little Logan River. The zoning permits up to 70 residential units per acre, building heights of up to 68' and lot coverage maximum of 100%. The corner site, which could be developed right away is approximately .5 of an acre and is well suited for a retail, drive through or office building.



EXECUTIVE SUMMARY **PROPERTY & FINANCIAL SUMMARY**

<b>ADDRESS:</b>	153 S Main Street Logan, UT 84321		
<b>LIST PRICE:</b>	\$4,990,000		
<b>FLAG:</b>	Best Western		
<b>NUMBER OF ROOMS:</b>	75		
<b>SITE SIZE:</b>	5.5 Acres		
<b>AGE:</b>	Original 1958 – 1971, Substantial Recent Upgrades Completed		
<b>ZONING:</b>	TC: Town Center		
<b>PARKING:</b>	Motel: 80 Stalls Restaurant: 24 Stalls		
<b>BUILDING SIZE:</b>			<b>SF</b>
	Motel: 5 Buildings	35,098 Total	
	Restaurant	4,165	
	Front Desk	600	
	Maintenance Shop	1,672	
	<b>TOTAL</b>	<b>41,535 SF</b>	
<b>PARCEL:</b>	02-046- 0017		





FINANCIAL ANALYSIS **INCOME STATEMENT — 2017**

**INCOME**

Gross Operating Income	\$1,062,320
Other	\$35,000
<b>TOTAL</b>	<b>\$1,097,320</b>

**EXPENSES**

<b>TOTAL</b>	<b>\$713,990</b>
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<b>NOI</b>	<b>\$238,663</b>
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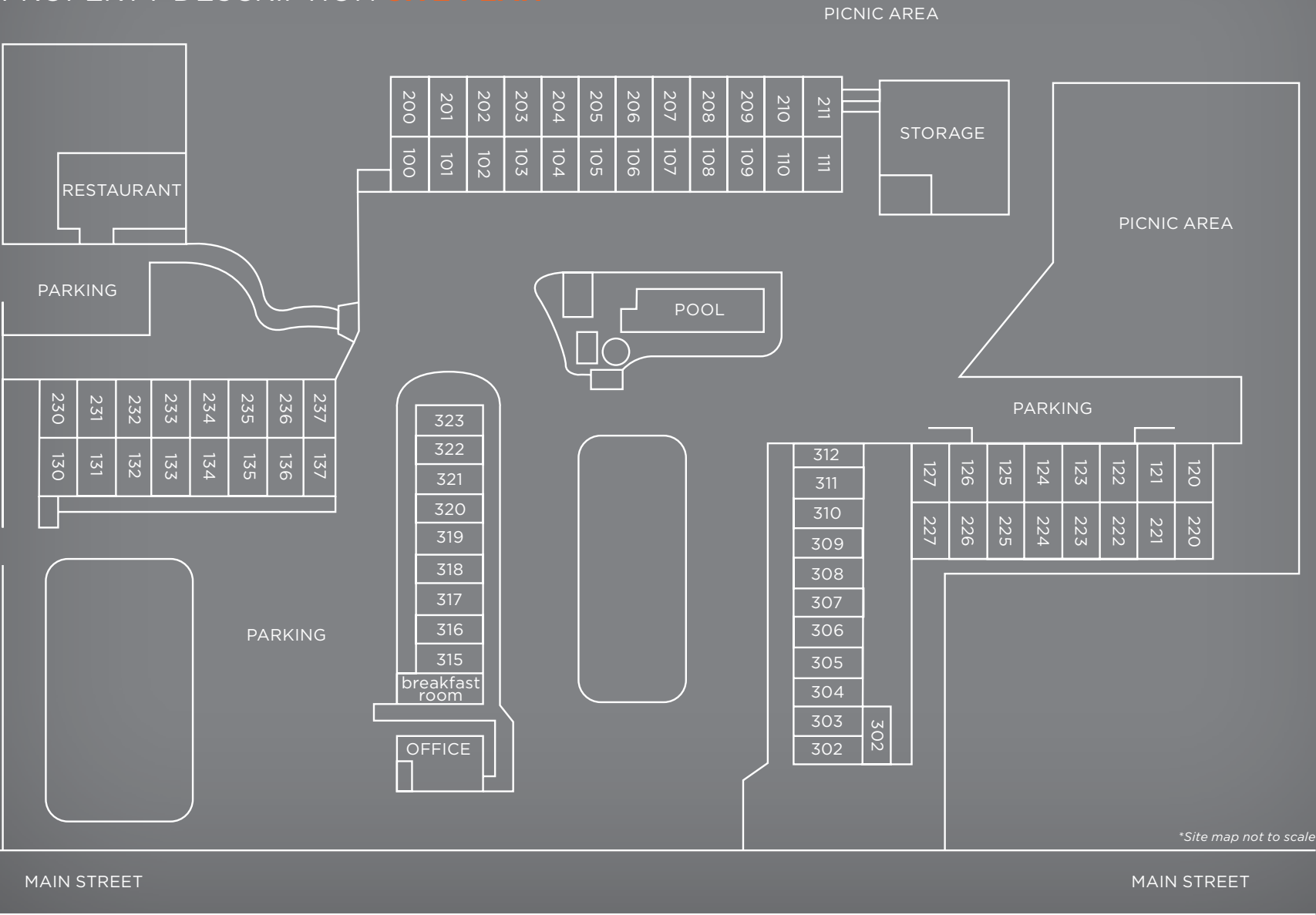
<b>RevPAR</b>	<b>\$38.29</b>
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<b>ADR</b>	<b>\$91.15</b>
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<b>OCCUPANCY</b>	<b>42.01%</b>
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PROPERTY DESCRIPTION **SITE PLAN**







SureStay Collection by Best Western

PROPERTY DESCRIPTION **AERIAL MAP**



The information contained in the marketing material is provided as a courtesy and is believed to be accurate, however is not guaranteed and any prospective buyer and/or buyer's representatives are solely responsible to verify all information."