

HOSPITALITY OFFERING FOR SALE

MOTEL 6 & STUDIO 6 WICHITA KANSAS

5736 West Kellogg Drive, Wichita, KS 67209



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PROPERTY INFORMATION

Section 1



MOTEL 6 & STUDIO 6 WICHITA KS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tabani Realty in compliance with all applicable fair housing and equal opportunity laws.

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MOTEL 6 & STUDIO 6 WICHITA KS

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PROPERTY INFORMATION | Property Summary



PROPERTY DESCRIPTION

Tabani Realty is pleased to offer an exclusive investment opportunity in economy and extended stay section for Motel 6 Studio 6 located in Wichita, KS. This dual brand hotel, featuring Motel 6 - 62 rooms - 24 Double Full Beds & 38 King and Studio 6 - 40 rooms - all Double Queens, offers an exceptional investment opportunity in Wichita, KS. Recently renovated in 2020, the property spans two floors and combines modern amenities with a convenient location. Positioned off Hwy. 54/400 and I-235, the hotel is just a 4-minute drive from Wichita Dwight D. Eisenhower National Airport, ensuring easy access for travelers.

Guests will appreciate the proximity to key attractions such as Towne West Square and the Century II Convention Center, both an 8-minute drive away. Downtown Wichita, the Ball Park Baseball Stadium, Old Town, and Sedgwick County Zoo are merely 2 minutes away, providing ample entertainment options. Other nearby points of interest include the INTRUST Bank Arena (8-minute drive), Old Cowtown Museum (10-minute drive), and Sedgwick County Zoo (12-minute drive).

OFFERING SUMMARY

Sale Price:	\$3,900,000
Number of Rooms:	102
Lot Size:	3 Acres
Building Size:	36,908 SF
NOI:	\$429,181.00
Cap Rate:	11.1%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	149	920
Total Population	102	342	2,205
Average HH Income	\$71,352	\$70,745	\$63,815

MOTEL 6 & STUDIO 6 WICHITA KS

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PROPERTY INFORMATION | Executive Financial Summary

OFFERING SUMMARY

Purchase Price:	\$3,900,000
Total Rooms:	102
Motel 6 Rooms:	62
	24 Double Full Beds &
	38 King
Studio 6 Rooms:	40
	All double Queens
Price/Room:	\$38,235
Occupancy Motel 6: (2023)	72%
ADR Motel 6: (2023)	\$52
RevPAR Motel 6: (2023)	\$36
Occupancy Studio 6: (2023)	48%
ADR Studio 6: (2023)	\$60
RevPAR Studio 6: (2023)	\$25
Number Of Buildings:	1
Number Of Floors:	2
Year Built:	1978
Lot Size:	3 Acres
Type Of Ownership:	Fee Simple

VITAL DATA

CAP Rate:	11.0%
RRM:	3.53x
Net Operating Income:	\$429,181
Net Cash Flow After Debt Service:	\$90,817
Total Return:	\$128,302

PROPOSED FINANCING

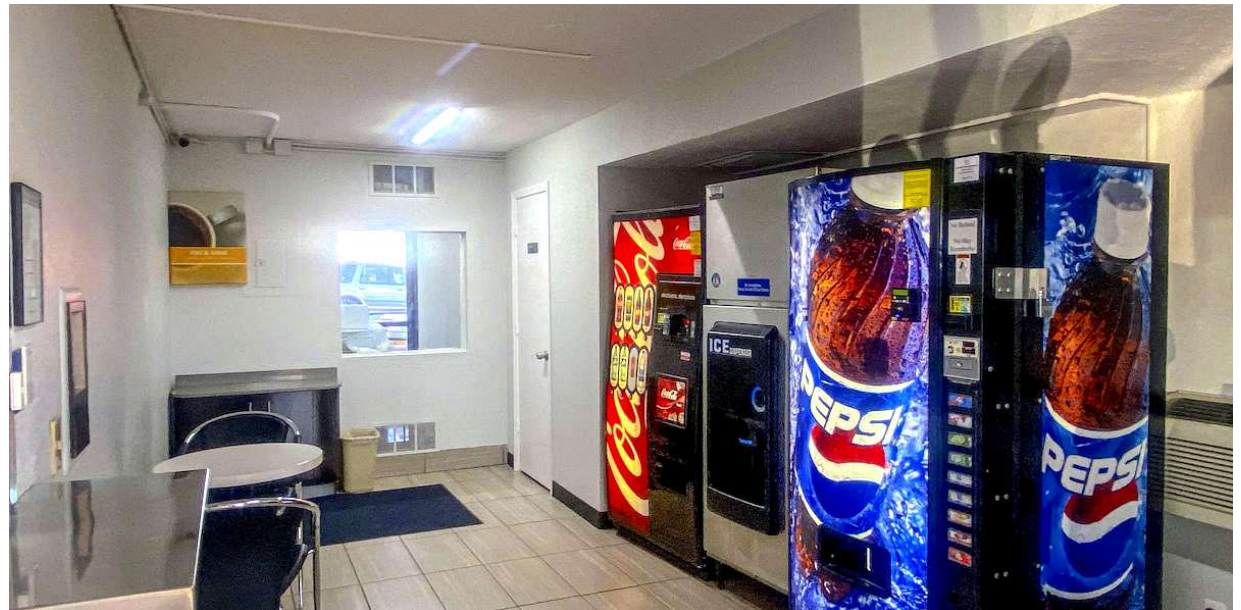
Loan Amount:	\$3,360,000
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OPERATING DATA

INCOME	ANNUALIZED 2023
Total Revenue:	\$1,187,136
Total Expenses:	\$757,955

NET OPERATING INCOME	\$429,181
Debt Service:	\$338,364
Debt Coverage Ratio:	1.27x
Net Cash Flow After Debt Service	\$90,817
Principal Reduction:	\$37,485

TOTAL RETURN	\$128,302
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MOTEL 6 & STUDIO 6 WICHITA KS

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PROPERTY INFORMATION | Listed Property Description

Site Description

TOTAL ROOMS	101
BUILDING SF	36,908 SF
LAND ACRES	3 Acres
YEAR BUILT	1978
YEAR RENOVATED	2020
PROPERTY ID	1368804
ZONING TYPE	C
BUILDING CLASS	C
MAIN AREA SF	36,908 ST
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	

Neighboring Properties

NORTH	
SOUTH	
EAST	
WEST	

Construction

FOUNDATION	Concrete Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Shingles
ADA COMPLIANT	Yes
ELEVATOR	No

Mechanical

HVAC	Common Area
PTAC	Rooms
LIGHTING	LED

Amenities

HOT TUB	Yes
POOL	Yes
COMPLIMENTARY BREAKFAST	Brand Does not require
FITNESS CENTER	No
BUSINESS CENTER	No
WIFI	Yes
FREE PARKING	Yes

Room Breakdown

Double Queen	64
Studio Room	6
Single King	38

MOTEL 6 & STUDIO 6 WICHITA

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PROPERTY INFORMATION | Complete Highlights



PROPERTY HIGHLIGHTS

- Dual Brand - Studio 6 and Motel 6
- Motel 6 - 62 rooms - 24 Double Full Beds & 38 King
- Studio 6 - 40 rooms - all Double Queens
- Arranged over 2 floors
- Renovated in 2020-2021
- Conveniently located off Hwy. 54/400 and I-235
- Wichita Dwight D. Eisenhower National Airport (ICT) - 4 min drive
- Towne West Square - 4 min drive
- Century II Convention Center - 8 min drive
- Downtown Wichita, Century 2 Convention Center, Ball Park Baseball Stadium, Old Town and Sedgwick County Zoo. – 2mins
- INTRUST Bank Arena - 8 min drive Old Cowtown Museum - 10 min drive
- Sedgwick County Zoo - 12 min drive

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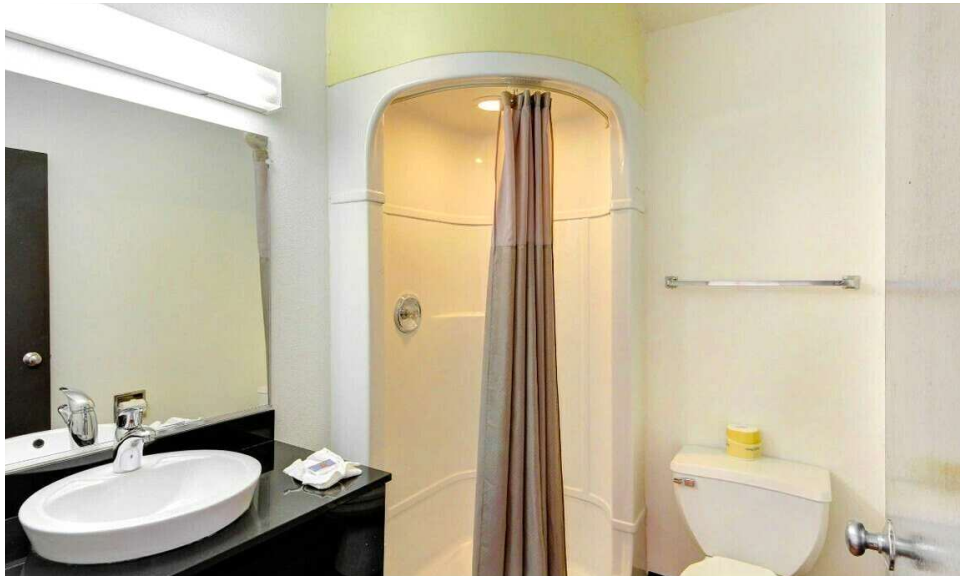
PROPERTY INFORMATION | Additional Photos



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PROPERTY INFORMATION | Additional Photos



LOCATION INFORMATION

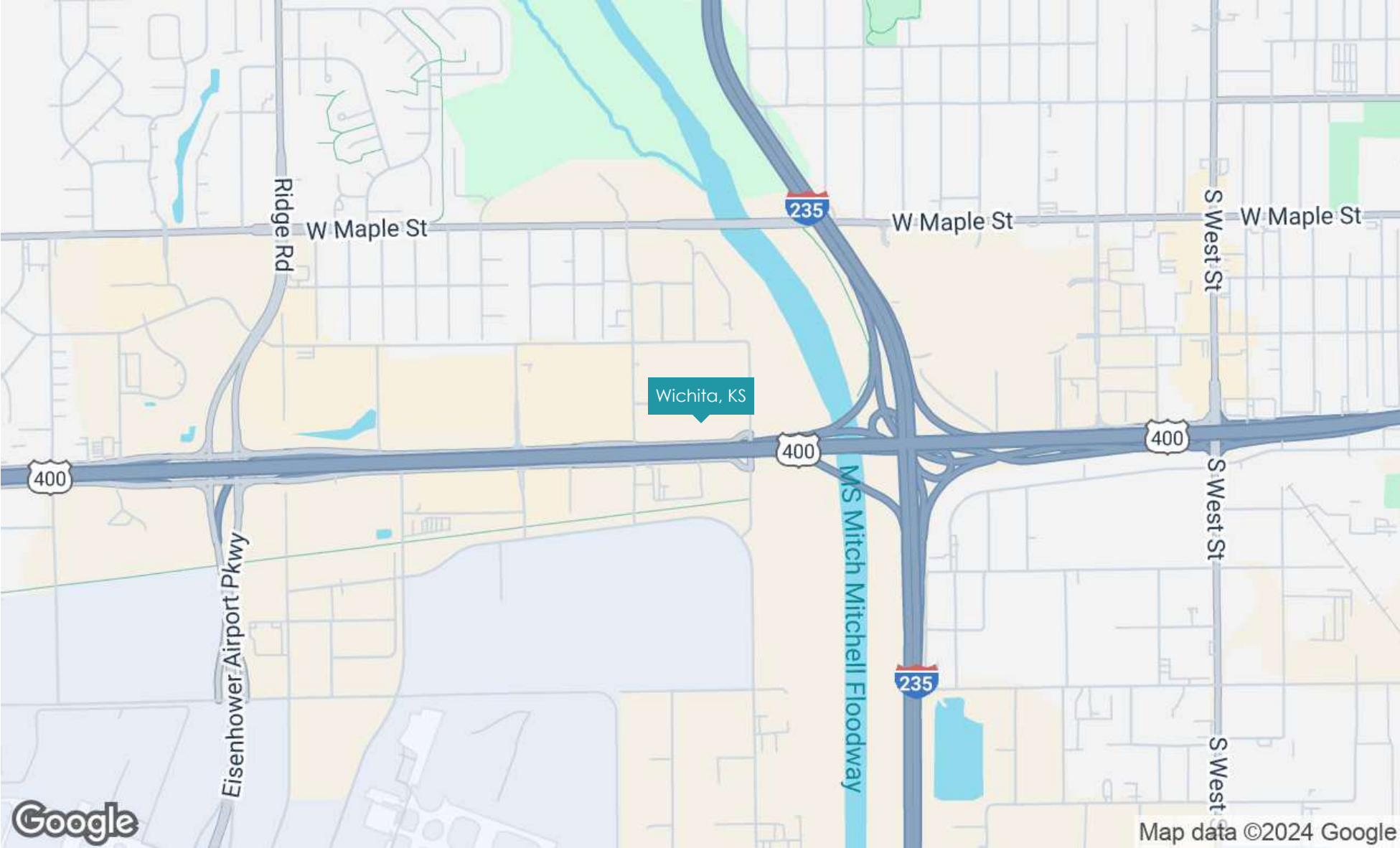
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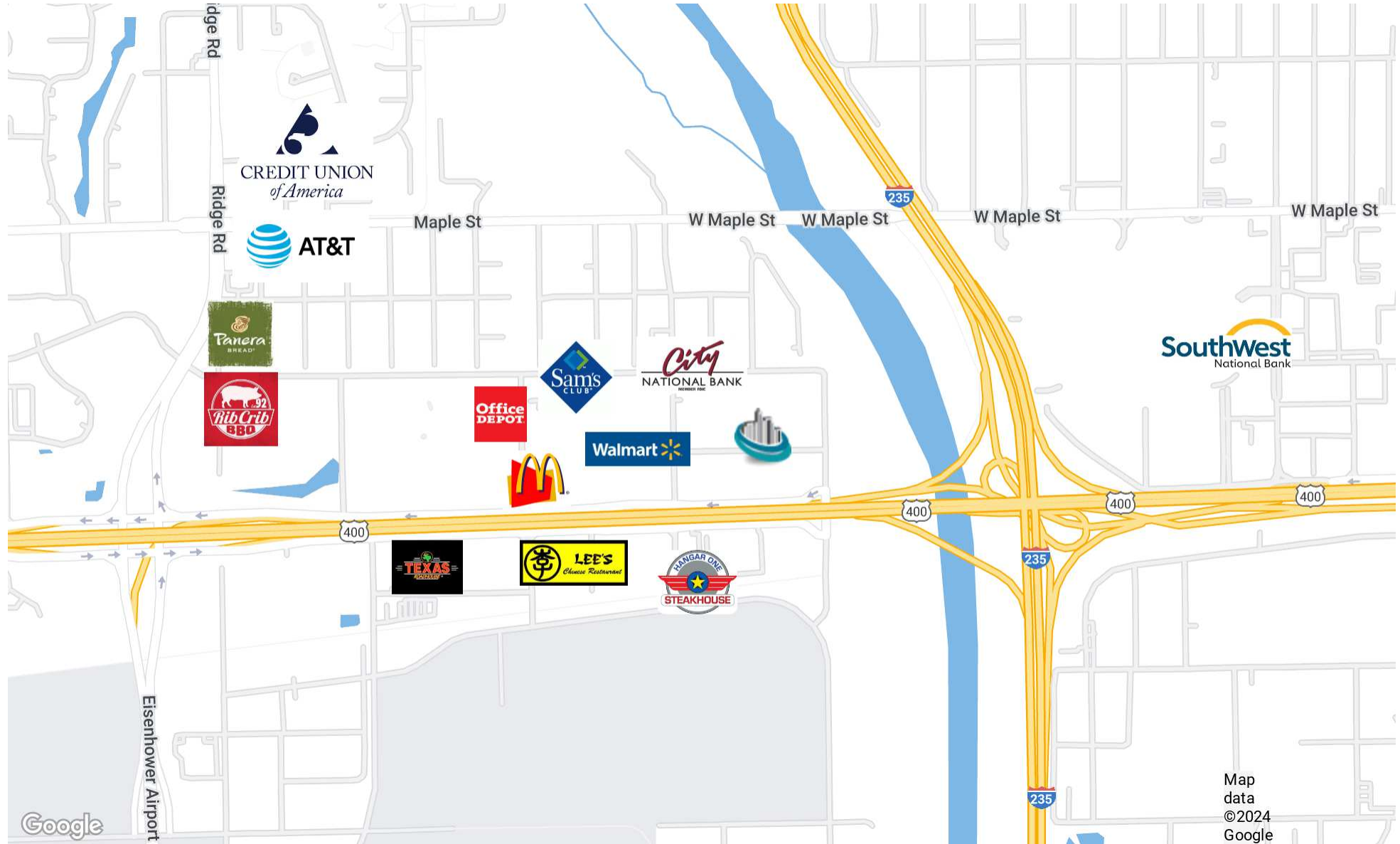
LOCATION INFORMATION | Regional Map



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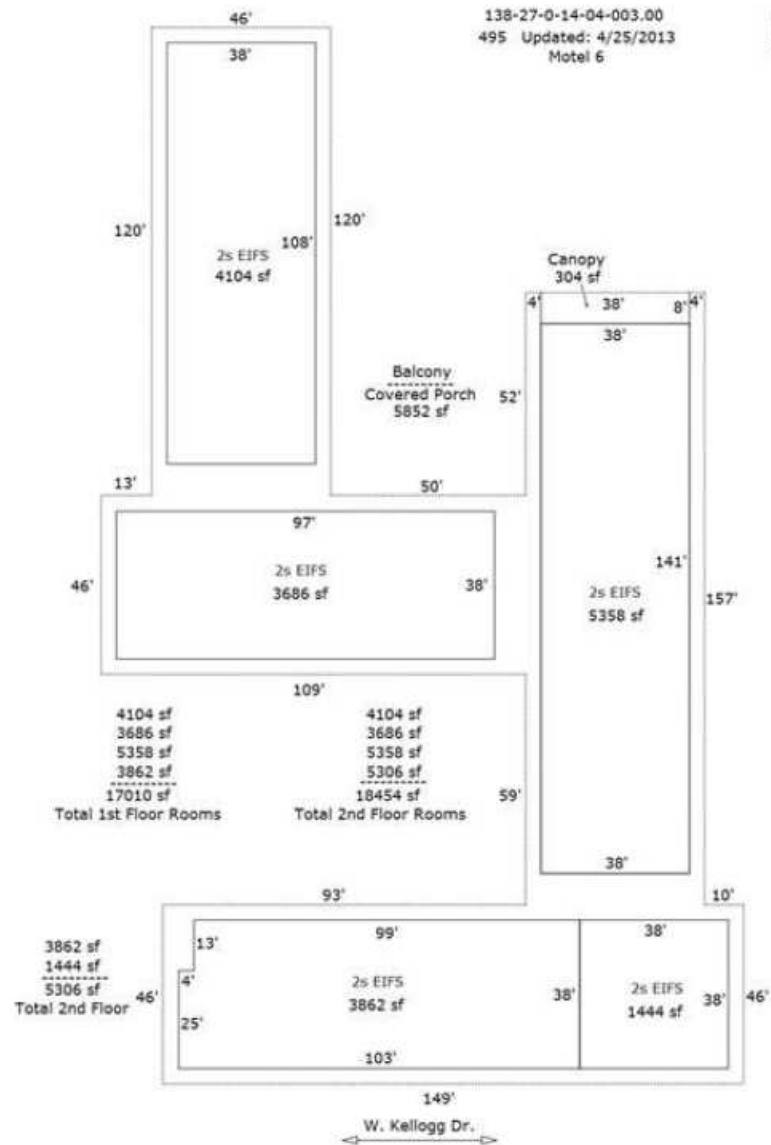
LOCATION INFORMATION | Location Map



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LOCATION INFORMATION | Site Plans



FINANCIAL ANALYSIS

Section 2



MOTEL 6 & STUDIO 6 WICHITA KS

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FINANCIAL ANALYSIS | Income & Expenses

INCOME SUMMARY

DEC 2023

Room Revenue	\$1,186,087
Other Income	\$1,049

GROSS INCOME

\$1,187,136

EXPENSES SUMMARY

DEC 2023

Salaries & Wages	\$248,565
Repair & Maintenance	\$36,431
Advertising	\$4,122
Automobile and Truck Expense	\$28
Bank Charges	\$1,129
Commissions	\$5,898
Computer Services and Supplies	\$372
Credit and Collection Cost	\$18,512
Dues and Subscriptions	\$20
Gifts	\$1,359
Insurance	\$35,581
Legal & Professional	\$7,570
Meals (50%)	\$210
Office Expenses	\$10,132
Outside Services	\$825
Postage	\$265
Supplies	\$8,308
Telephone	\$20,614
Travel	\$796

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FINANCIAL ANALYSIS | Income & Expenses

Uniforms	\$430
Cost of Goods Sold	\$41,532
Franchise Fees	\$144,337
Taxes & Licenses	\$59,424
Utilities	\$111,495
OPERATING EXPENSES	\$757,955
NET OPERATING INCOME	\$429,181

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FINANCIAL ANALYSIS | Financial Summary

INVESTMENT OVERVIEW

DEC 2023

Price	\$3,900,000
Price per SF	\$106
Price per Unit	\$38,235
RevPAR	\$36
ADR	\$52
CAP Rate	11%
Cash-on-Cash Return (yr 1)	16.82%
Total Return (yr 1)	\$128,302
Debt Coverage Ratio	1.27

OPERATING DATA

DEC 2023

Total Scheduled Income	\$1,187,136
Gross Income	\$1,187,136
Operating Expenses	\$757,955
Net Operating Income	\$429,181
Pre-Tax Cash Flow	\$90,817

FINANCING DATA

DEC 2023

Down Payment	\$540,000
Loan Amount	\$3,360,000
Debt Service	\$338,364
Debt Service Monthly	\$28,197
Principal Reduction (yr 1)	\$37,485

DEMOGRAPHICS

Section 4



ADVISOR BIOS

Section 5



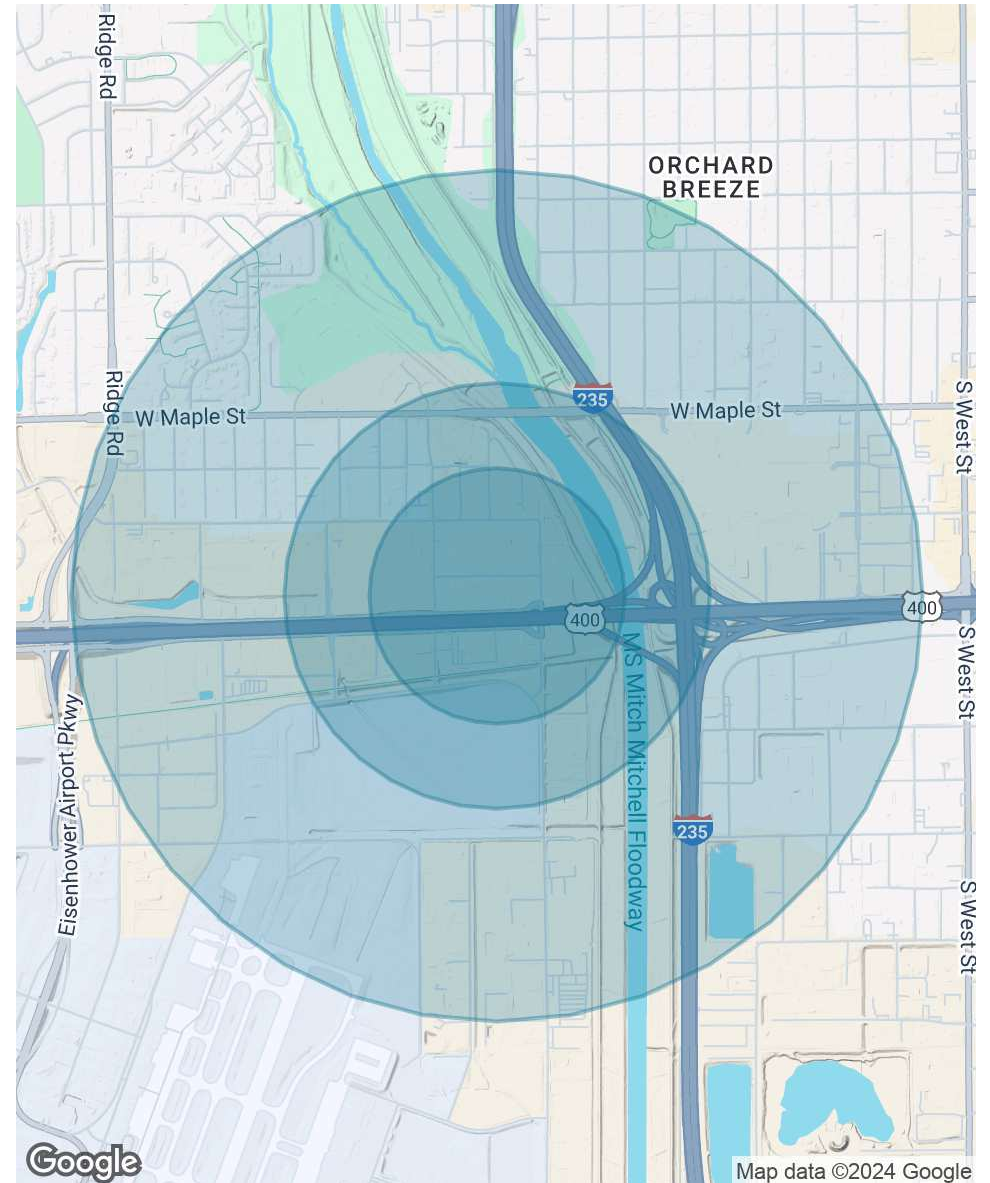
MOTEL 6 & STUDIO 6 WICHITA KS

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ADVISOR BIOS | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	102	342	2,205
Average Age	41	41	38
Average Age (Male)	39	39	37
Average Age (Female)	42	42	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	149	920
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$71,352	\$70,745	\$63,815
Average House Value	\$229,364	\$227,531	\$175,433

Demographics data derived from AlphaMap



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ADVISOR BIOS | Advisor Bio 1



SALMAN (SAM) TABANI

Principal Broker

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PROFESSIONAL BACKGROUND

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

EDUCATION

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.

MEMBERSHIPS

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

Tabani Realty

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