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# MARKETING MEMORANDUM

For Property Located at 1450 S Auto Mall Drive

St. George, UT 84770

*Presented By:*

**Rod Packer**

**kw Commercial**

kw ASCEND

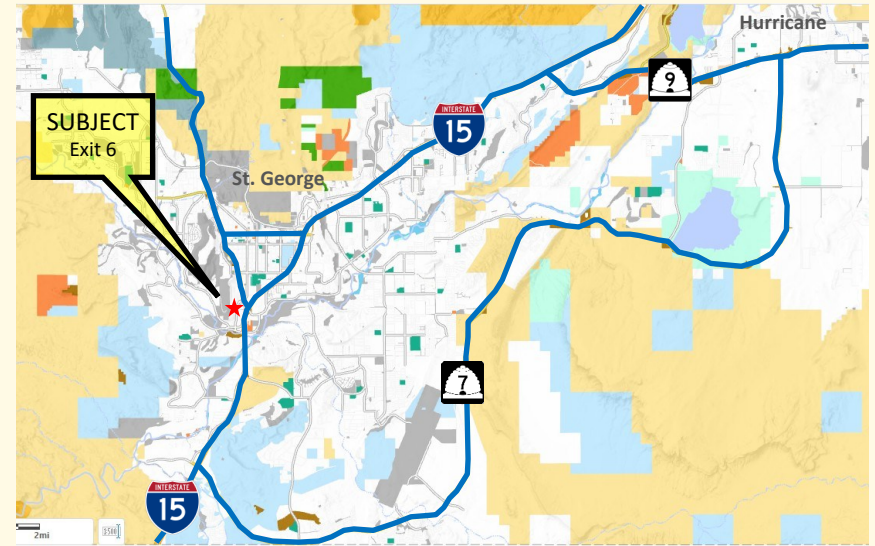
308 W Tabernacle Street

St. George, UT 84770

435-680-2562

pack@sginet.com





## SUBJECT PROPERTY

### Building Characteristics

Building Number:	3
Property Type:	Commercial
Property Most Recent Use:	Hotel
Parcel Number:	SG-5-2-31-3337
Year Built:	1978
Sq Ft:	59,489
Lot Size:	3.62 ac
Parking Ratio	2.82/1,000sf
Rooms:	101

### Amenities:

- Restaurant
- Fitness Center
- Conference Rooms

### History

**1978 – 1993** Operated as the St. George Hilton Inn.

Ownership: Resources Limited Partnership (John & Daisy Morgan)

**1993 – 2018** Operated as the Chrystal Inn.

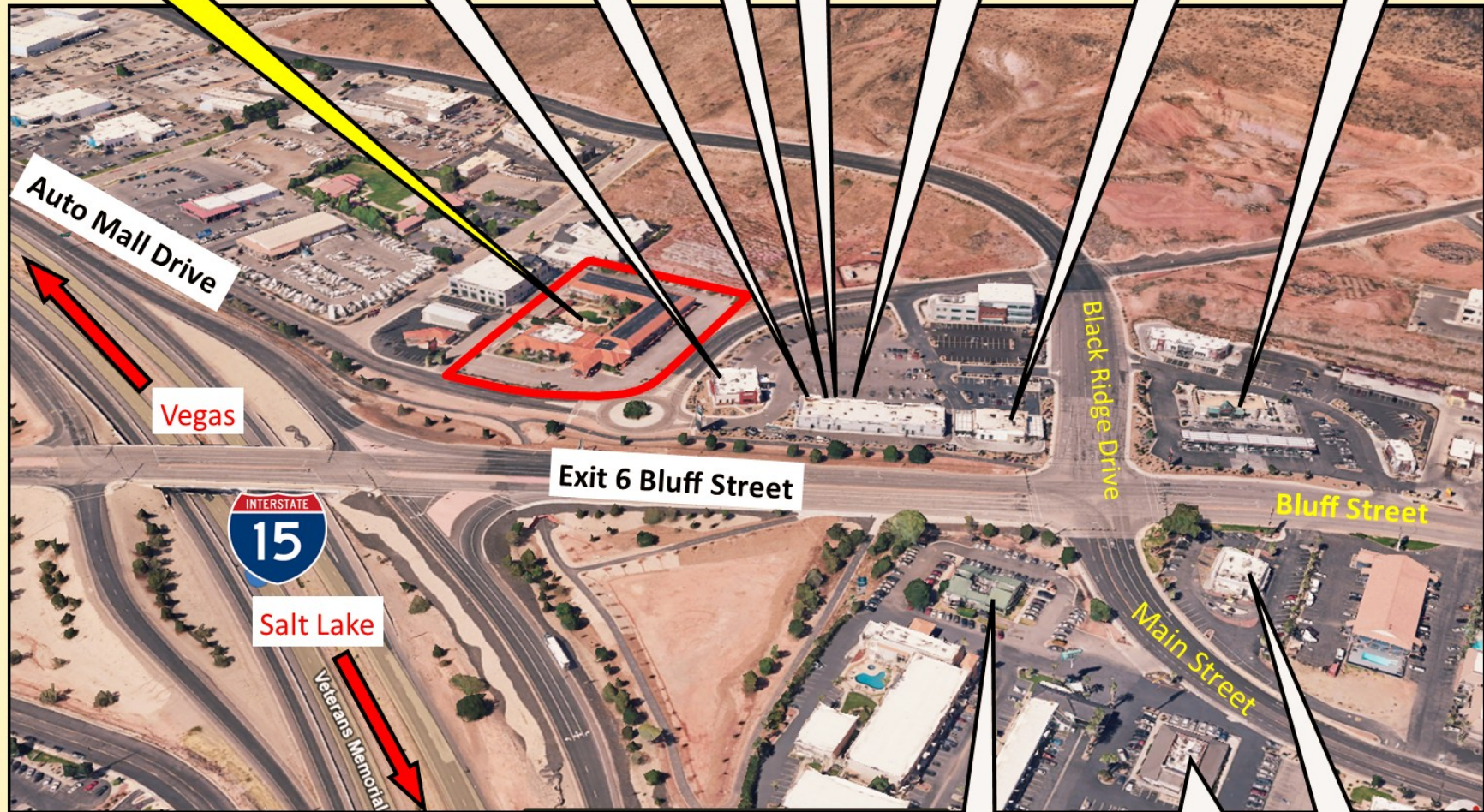
Ownership: St. George L.C. (Victor Kimball and Mike Bodell)

**2018 – 2022** Operated as the Desert Garden Inn Trademark Collection by Wyndham.

**2022-** Acquired by Radify St. George LLC with the intent of rebranding to the LOGE brand after accomplishing major renovation.

**SUBJECT**

- LONGHORN STEAKHOUSE
- Jersey Mike's SUBS
- crumbl
- BLAZE PIZZA
- MO'BEITAH'S HAWAIIAN STYLE FOOD.
- Chick-fil-A
- MAVERIK



- Black Bear Diner
- Denny's
- McDonald's

## Subject Property



From East Side



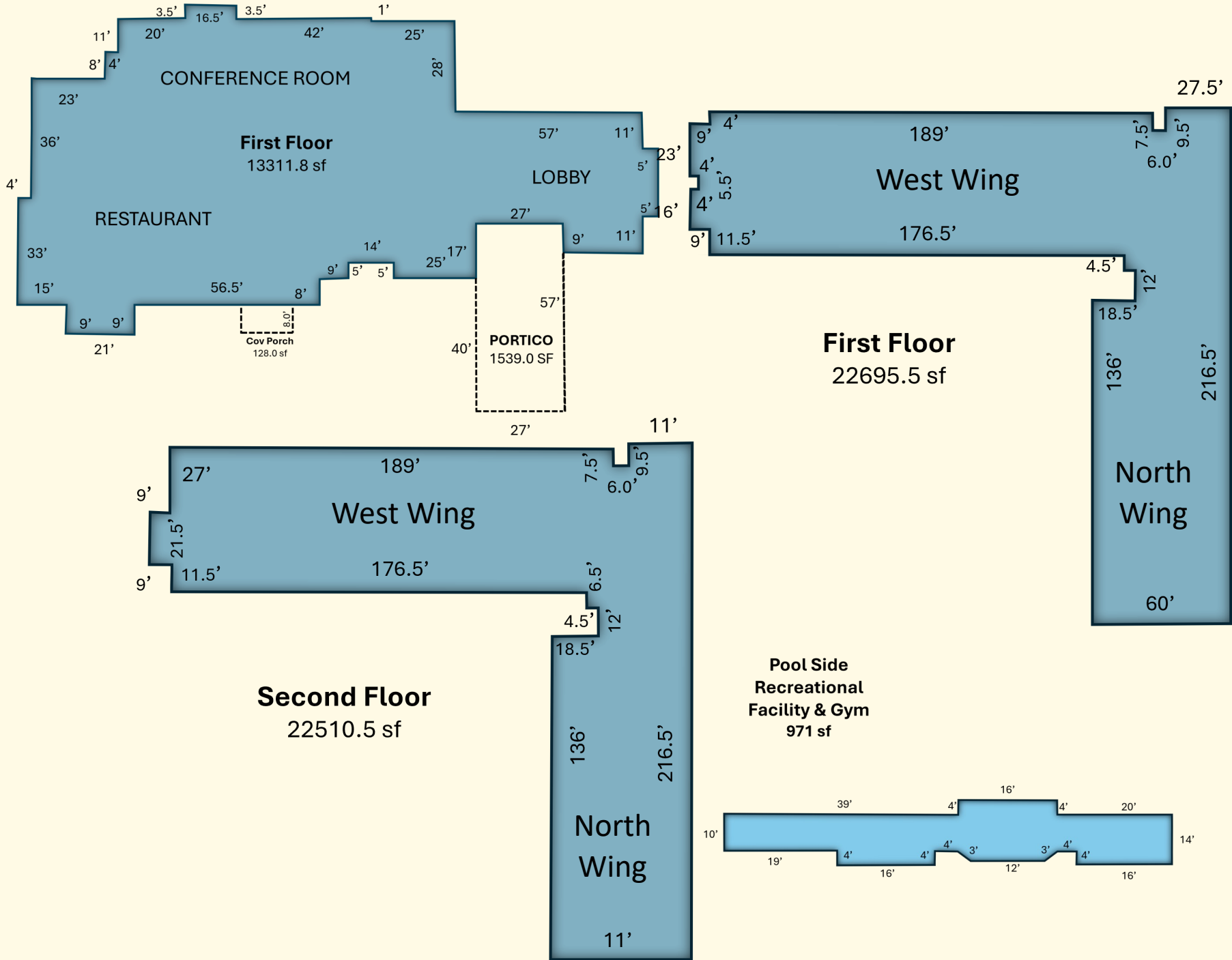
3/4 View From South West



From North Side



From South Side



Assessor's Sketch

# Current Renovation Status

## LOGE HOTEL

1450 S. Hilton Drive  
St. George, Utah

R&O Construction Company performed renovation work on the Hotel located at 1450 S. Hilton Drive, St. George, Utah, in two phases. The first phase was for a partial roof replacement and upgrade for an adjusted contract amount of \$479,630. The second phase consisted of the renovation work to the building and surrounding area for a revised contract amount of \$6,680,951 of which R&O completed and billed approximately 75%.

### Physical Scope Status by System

- **Roof and Rooftop Units**
  - o Scope completed: Entire roof stripped to wood; new membrane and tiles installed across the building except over the kitchen area.
  - o Scope not completed: No membrane over kitchen due to rooftop equipment conflicts; kitchen related rooftop exhaust fans were not replaced.
- **Pool and Exterior**
  - o Parking lot: Re-slurried and re-stripped.
  - o Pool: Plaster demoed; new plaster not installed. Pool equipment completed; plaster remains uncompleted.
  - o Landscaping: Originally completed (trees, plants, irrigation).
- **Domestic Hot Water / Mechanical**
  - o Replaced: Two water storage tanks.
  - o Not replaced: Two building-wide water heaters.
- **Guest Rooms and Corridors**
  - o Flooring: Vinyl installed in rooms and hallways.
  - o Doors: All required doors hung; door hardware installed.
  - o Bathrooms: Vanities set on floors 1–2; bathroom hardware ~70% complete; many toilets still to be set.
  - o Specialty features: “Slat” (decorative) walls for in-room bike rack mounts ~two-thirds hung; hammock-support four-by-fours installed and surface-mounted.
  - o Walls/Paint: Drywall patches and texture completed; initial paint completed with touch-ups pending; base reinstalled.
- **Common Areas and Entry**
  - o Entry: Finished.
  - o Main-floor common areas: Some wall paneling still to be set.
- **Kitchen**
  - o Demo completed on ceiling and floor; existing stainless equipment removed and stored in a loading dock area partly covered.
  - o Trenching cut and plumbing runs opened for new floor sinks; work is exposed, uninspected, and un-backfilled; cannot proceed without inspection and permit flow.
  - o Rooftop exhaust fans tied to kitchen were not replaced.



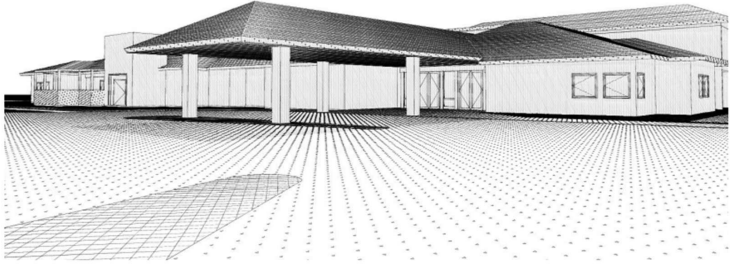
Current Renovation Status



Historical Photos Chrystal Inn

COMMERCIAL REMODEL PROJECT FOR  
**LOGE ST. GEORGE**

1450 SOUTH HILTON DRIVE  
ST. GEORGE, UTAH



PERSPECTIVE SKETCH





LOGE Builder Renderings