

PRICE REDUCED

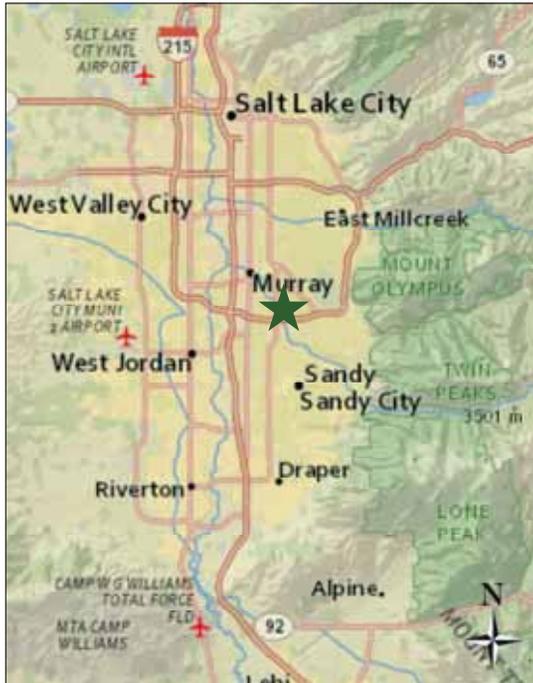
Receiver Is Still Accepting New Interest & Offers

Receiver Sale: Studio 6 Extended Stay

**132-Room Motel on 3.21 Acres - Rare East Side Freeway Exit Location
975 East 6600 South, Murray, Salt Lake County, Utah**

Please Sign Following NDA to Access Due Diligence Materials:

[Non-Disclosure Agreement - Studio 6 - Murray, UT](#)



EXECUTIVE SUMMARY:

List Price: ~~\$10,995,000~~
Price Reduced: **\$8,900,000**

List price for operating motel includes real estate, furniture, fixtures, equipment, & intangibles (FF&E).

Mike Nelson | Gary Nelson

801-482-7565 | mike@hciutah.com

AGENT MUST BE PRESENT FOR SHOWINGS

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. Property shall be sold "As Is, Where Is" and with all faults. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial. Source of measurements Appraisal. Source of subject operating history: STAR Reports & Appraisal

- Studio 6 Extended Stay Motel at 975 E 6600 South, Murray, UT
- 132-room motel (1995), guest laundry, hot tub (out of order), pet area, BBQ patio area, kitchenettes, sleeping area, desk area, & bathroom (see reverse)
- Excellent location with access along 6400 South & Fort Union Ave
- Salt Lake County Parcel 22-20-178-008, 3.21 acres, 2024 Taxes: \$47,662
- Zoned G-O (General Office) under Murray City jurisdiction
- Well-located near Wheeler Farm, shopping, golf, and ski resorts
- Marketed by Highland Commercial - Business and Chancery Court Utah-appointed receivership. (Case 250200043). Any sale is subject to court approval. Contact us for details and all showing requests.

| Property Operating History - 2020 to October 2025 | | | | | | |
|---|----------|----------|----------|----------|----------|----------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | YTD 2025 |
| Occupancy | 62.9% | 78.7% | 80.0% | 67.8% | 54.1% | 53.1% |
| ADR | \$ 57.01 | \$ 56.43 | \$ 70.01 | \$ 67.86 | \$ 64.79 | \$ 58.29 |
| RevPAR | 35.85 | 44.40 | 56.04 | 46.03 | 35.04 | 30.96 |



Highland Commercial, Inc.

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IMPROVEMENTS:

- Studio 6 Extended Stay Motel with 132 guest rooms, Built in 1995
- GBA: 47,168 SF, GLA: 37,196 SF, laundry, hot tub, pet, patio, & BBQ area
- Unit size range/type: 258 SF to 325 SF, 1B, 2B, 1B (ADA), & 2B (ADA)
- rooms include kitchenettes, sleeping area, desk/table area, bathroom, bed(s), desk, nightstand(s), TV, chairs, coffee maker, microwave, stove top, fridge, etc
- Up-side and value-add opportunity - deferred maintenance with 33% of guest rooms out of rental rotation and in need of updates and repairs



Motel Lobby



Guest Laundry



Motel Corridor



Motel Stairway



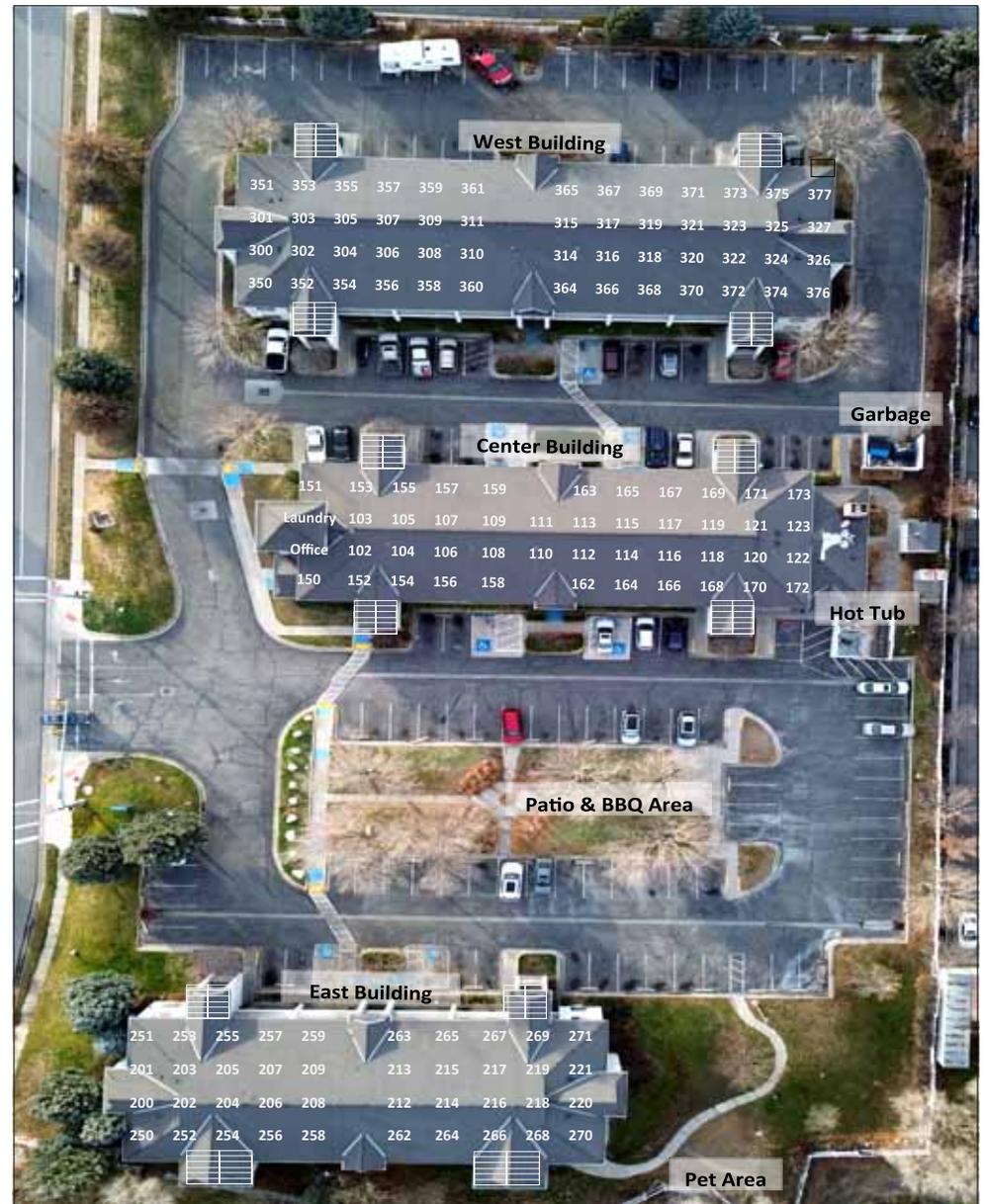
Guest Room



Guest Room Bathroom

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See more information at hciutah.com

CONTACT AGENT FOR SHOWINGS
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"As Is" Sale. Notwithstanding anything in the marketing materials to the contrary, the property shall be sold "as is, where is" and with all faults. The Receiver makes no warranty, express or implied, as to the authenticity, nature, quality, uniqueness, value or condition of any of the property (including, but not limited to, title to the property, use, value, environmental condition, access, water shares or rights, or any other condition of the property or any improvement hereon). The seller's agent represents and warrants that it has not relied on the Receiver's skill or judgment to select or furnish all or any portion of the property for any particular purpose and the Receiver expressly disclaims any representation or warranty, express or implied or statutory, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. The seller's agent acknowledges and agrees that the transactions contemplated under the listing agreement are without recourse to the Receiver or the receivership estate.