



WELCOME
SEASON



PROPERTY
VIDEO

Apple Tree Inn Richfield

145 S. MAIN STREET ■ RICHFIELD, UT 84701

60 ROOM HOTEL INVESTMENT



DOWNTOWN RICHFIELD

145 S. MAIN STREET ■ RICHFIELD, UT 84701



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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



SECTION 1

PROPERTY SUMMARY



145 S. MAIN STREET - RICHFIELD, UT 84701

PROPERTY SUMMARY



145 S. MAIN STREET

RICHFIELD, UT 84701

SUMMARY

OFFERING PRICE	\$1,450,000
TOTAL ROOMS	60 ROOMS
GROSS SF	25,071 SF
LOT ACREAGE	1.8 ACRES

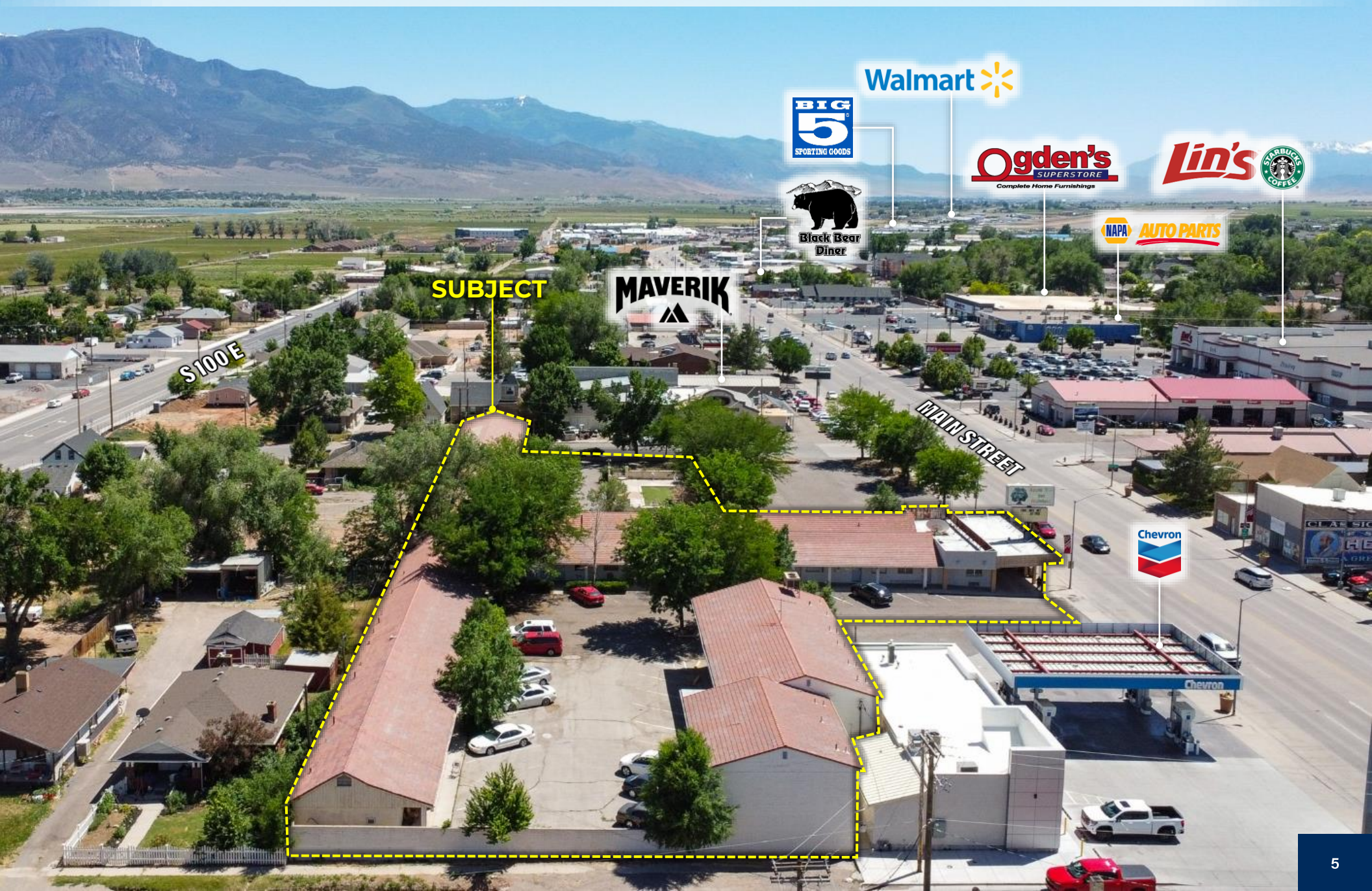
THE ASSET

BUILDINGS	4 Buildings
CONTIGUOUS PARCELS	3 Parcels
STORIES	2 Stories
ZONING	D - Downtown District
PARKING SPACES	65 Spaces
CONSTRUCTION	Wood Frame

FREE WIFI
PET FRIENDLY
OUTDOOR POOL

AREA AMENITIES

MAIN STREET RICHFIELD, UTAH



SUBJECT

S100E

MAIN STREET

MAVERIK

Walmart

BIG 5
SPORTING GOODS

Black Bear Diner

Ogden's
SUPERSTORE
Complete Home Furnishings

Lin's
STARBUCKS COFFEE

NAPA AUTO PARTS

Chevron

PROPERTY OVERVIEW

We are delighted to present an exceptional investment opportunity in the form of a charming independent hotel located at 145 South Main Street in Richfield, Utah. This impressive property boasts 60 well-appointed rooms and offers a range of amenities designed to ensure a comfortable and memorable stay for guests. With its prime location and strong operating history, this hotel presents a lucrative opportunity for investors seeking a profitable asset in the hospitality industry.

Manager Quarters Available: Included in this remarkable property are three dedicated rooms currently used as manager quarters and employee housing. These quarters can be utilized to accommodate additional guests, thereby maximizing revenue potential. This flexibility provides an advantage in catering to a broader clientele and meeting the varying needs of guests.

Independent 60-Room Hotel: As an independent hotel, this property offers the freedom to establish a unique brand and cater to a diverse range of guests. With 60 well-appointed rooms, our hotel provides ample capacity to accommodate both leisure and business travelers, making it an attractive option for a wide demographic.

Owner/User Investment Type: This investment opportunity follows the owner/user model, allowing investors to not only benefit from the hotel's financial success but also have the option to actively participate in its management. This approach ensures a greater level of control and allows for strategic decision-making to enhance profitability.

Strong Operating Asset: The hotel has a strong operating history, demonstrating consistent performance and revenue growth over the years. Its reputation for excellent service, comfortable accommodations, and convenient amenities has resulted in a loyal customer base. By capitalizing on this solid foundation, investors can leverage the hotel's established brand to drive future success and profitability.

Location: The hotel is strategically located at 145 South Main Street in Richfield, Utah. This prime downtown address offers high visibility and easy accessibility for both local residents and visitors. Richfield is a thriving town known for its vibrant community, tourism, and business opportunities, making it an ideal location for a hospitality investment.





Apple Tree Inn Richfield

145 S. MAIN STREET ■ RICHFIELD, UT 84701





2 QUEEN 1 BATH DELUXE

VIRTUAL TOUR ↗





2 QUEEN 1 BATH STANDARD

VIRTUAL TOUR ↗





3 BED 1 BATH STANDARD

VIRTUAL TOUR ↗



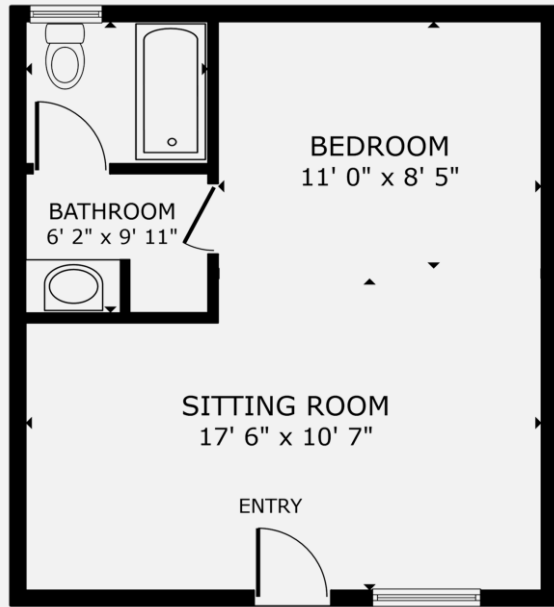


KING SUITE 2 BATH

VIRTUAL TOUR ↗



FLOORPLANS

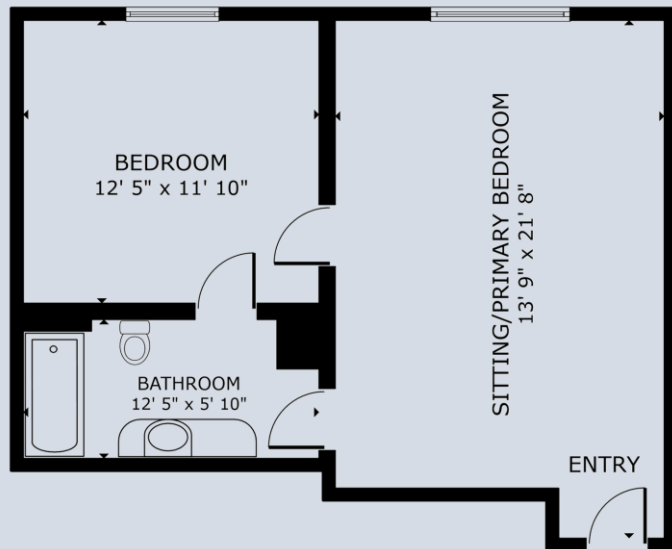


2 QUEEN | 1 BATH DELUXE | 338 SF

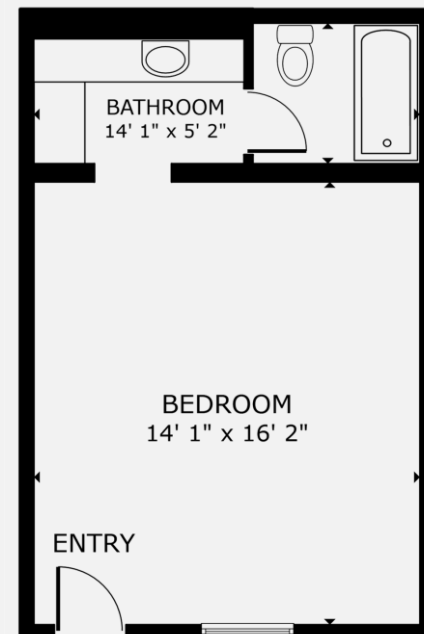


KING SUITE | 2 BATH | 568 SF

3 BED | 1 BATH STANDARD | 519 SF



2 QUEEN | 1 BATH STANDARD | 304 SF





SECTION 2

LOCATION OVERVIEW



145 S. MAIN STREET ■ RICHFIELD, UT 84701



Apple Tree Inn Richfield



Known as the hub of Central Utah, Richfield is the largest city for more than a hundred miles and is an amenity-rich home base for exploring Central Utah's sights and rugged outdoor recreation.

It is home to campuses for both Snow College and Utah State University, as well as plenty of hotels, restaurants and a historic Main Street packed with local shops. Its central location provides easy access to nearby natural hot springs, Fremont Indian petroglyphs, red rock national park wonders, ancient lava tubes and aspen stands, and one of the country's best ATV trails.

Downtown Richfield, Utah is the central business district of the city. It is the commercial and cultural hub of Richfield, offering a variety of amenities, services, and attractions for residents and visitors.

In downtown Richfield, you'll find a mix of historic and modern buildings housing a range of businesses, including restaurants, cafes, shops, boutiques, banks, and professional services. The downtown area has a charming small-town feel and is known for its friendly atmosphere.

COMMUNITY PROFILE

Richfield is the county seat of Sevier County, located in west central Utah. It is the largest city in the county and lies in a fertile valley surrounded by beautiful red rock mountains and snow covered peaks.

The county can be best described as “rural diversified” due to the convergence of agricultural, retail and industrial activities. Part of Richfield’s great appeal is its small size. With a population of 7,111 people, residents can enjoy a quality of life free from congestion, pollution and noise. Yet, even for a community of this size, residents enjoy varied shopping, restaurants and cultural activities. Richfield is part of Panoramaland, and is a popular thoroughfare to several nearby National Parks and Forests, all providing abundant recreational activities. The area has been long known for it’s outdoor recreational opportunities, such as hiking, fishing and hunting. Mountain biking and All Terrain Vehicle (ATV) riding events have recently added to the area’s popularity.



Fish Lake National Forest



Snow College Richfield Campus

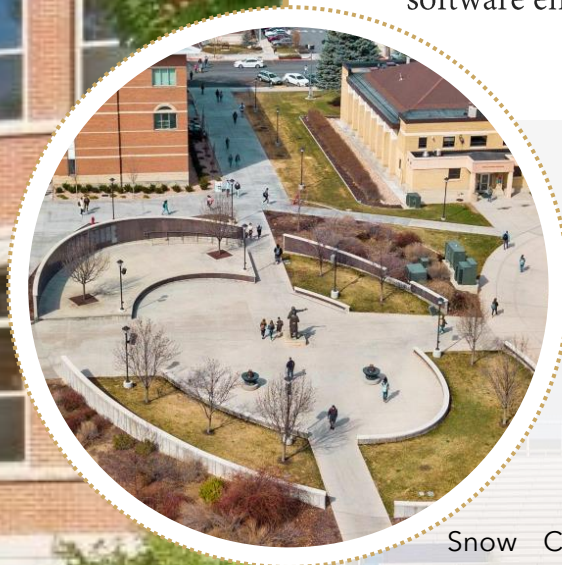


Mystic Hot Springs



SNOW COLLEGE

Snow College is a public community college in Ephraim, Utah. It offers certificates and associate degrees in a number of areas, along with bachelor's degrees in music and software engineering and a four-year nursing program. Snow College is part of the Utah System of Higher Education. The college offers associate degrees and certificates. It also offers bachelor's degrees in software engineering and commercial music.



1888
ESTABLISHED



5,900
STUDENTS

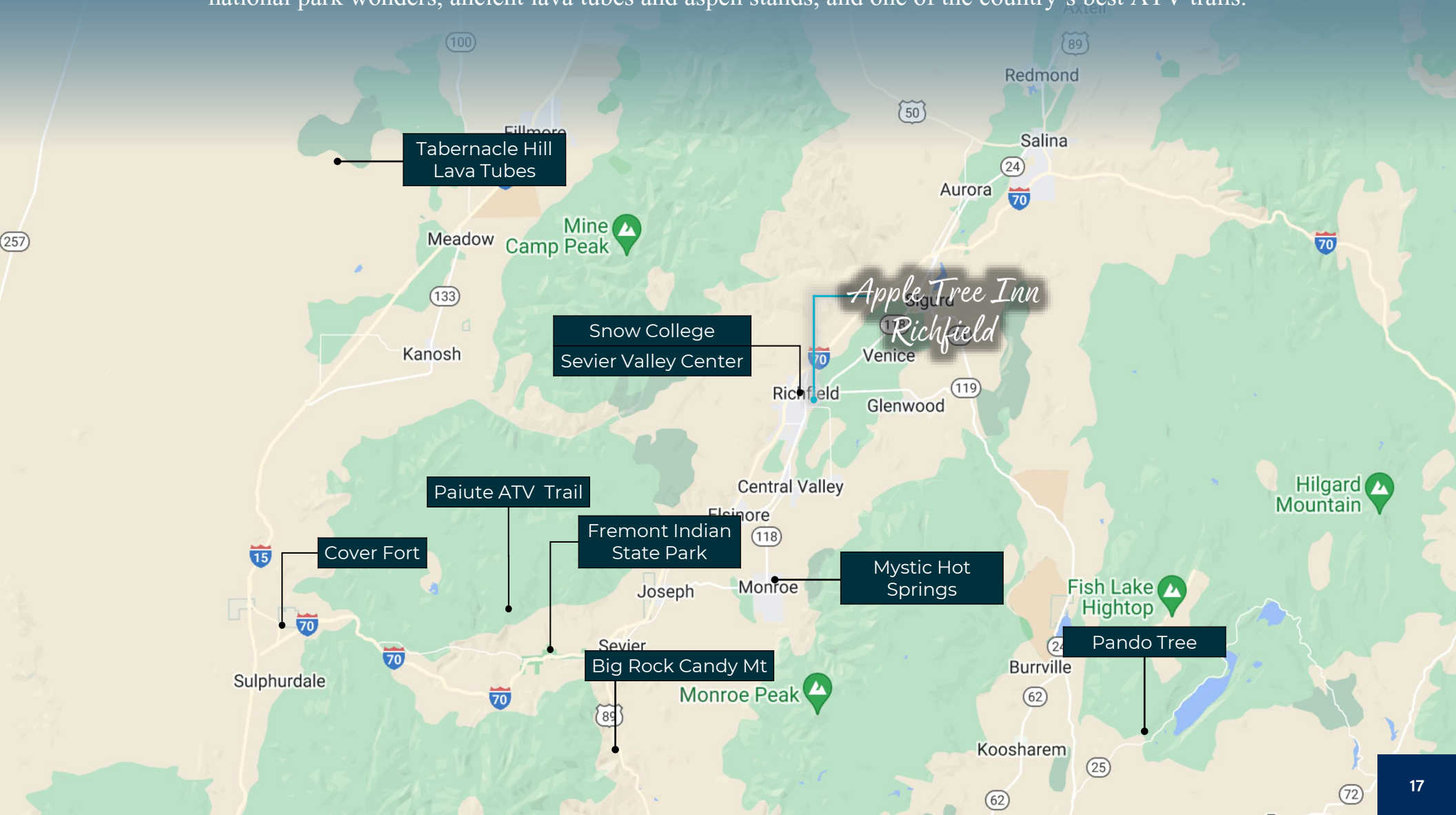


115
FACULTY

Snow College athletic teams, known as the Badgers, are consistently highly ranked; its football team went undefeated and won the National Junior College Championship in 1985, with the team inducted into the NJCAA Hall of Fame in 2010, and finished #2 in 2006. Along with football, Snow College participates in women's volleyball, men's and women's soccer, men's and women's basketball, men's and women's wrestling, softball, and rodeo.

TOURISM ACCESSIBILITY

Its central location provides easy access to nearby natural hot springs, Fremont Indian petroglyphs, red rock national park wonders, ancient lava tubes and aspen stands, and one of the country's best ATV trails.



EPICENTER OF TOURISM

FREMONT INDIAN STATE PARK

Construction of Interstate 70 in the 1980s unearthed the ruins of the largest known prehistoric Fremont Village. More than 100 structures were found, along with petroglyphs and countless artifacts, and today much of it is preserved in Fremont Indian State Park. Tour the museum to learn about this people's way of life then grab a trail guide and go for a hike.



MYSTIC HOT SPRINGS

Unwind in an outdoor bathtub filled with mineral water at Mystic Hot Springs, a natural hot spring resort in neighboring Monroe. The hot water flows from the ground and through a channel into eight antique bathtubs for personalized soaking. Two pools – one shallow, one deep – are open for soaking too.



PAIUTE ATV TRAIL

Named one of the nation's best ATV trails, Central Utah's 275-mile Paiute Trail is one continuous loop that travels through towns, Fishlake National Forest, Fremont Indian State Park and the towering Tushar Mountains. Completing the trail requires 25 hours of non-stop riding – so it's best spread it over 4 days.



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**



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