

San Juan Inn & TRADING POST

OFFERING MEMORANDUM



US 163 & SAN JUAN RIVER
MEXICAN HAT, UT, 84531

APEX 
COMMERCIAL REAL ESTATE SERVICES

US 163 & SAN JUAN RIVER ❖ MEXICAN HAT, UT, 84531



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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: Summary

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Property Summary

OFFERING PRICE: \$3,200,000

4

BUILDINGS

38

TOTAL ROOMS

16,860

BUILDING SF

2022

YEAR RENOVATED

4.17

ACRE PROPERTY





San Juan Inn

& TRADING POST

PROPERTY OVERVIEW



- **FULL-SERVICE RESORT:** The San Juan Inn is a full service resort offering many amenities to assure a comfortable visit in a remote desert of the United States.

- **TRADING POST:** Fully stocked trading post and convenience store with traditional Navajo arts and crafts, food/groceries, and beer, and souvenirs.

- **MOTEL ROOMS:** The San Juan Inn is a motel near Monument Valley featuring a wide variety of room sizes and layouts to accommodate groups of all sizes.





Resort Amenities



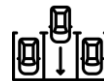
☉ Laundry



☉ Air Conditioning



☉ Free Wi-Fi



☉ Free Parking



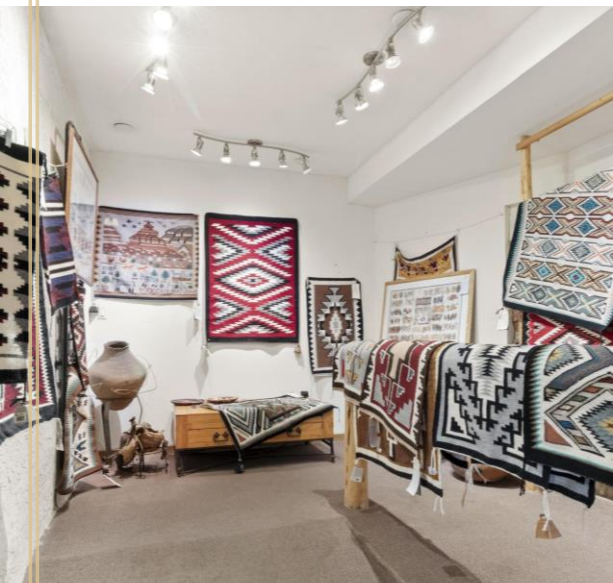
☉ Convenience Store (Trading Post)

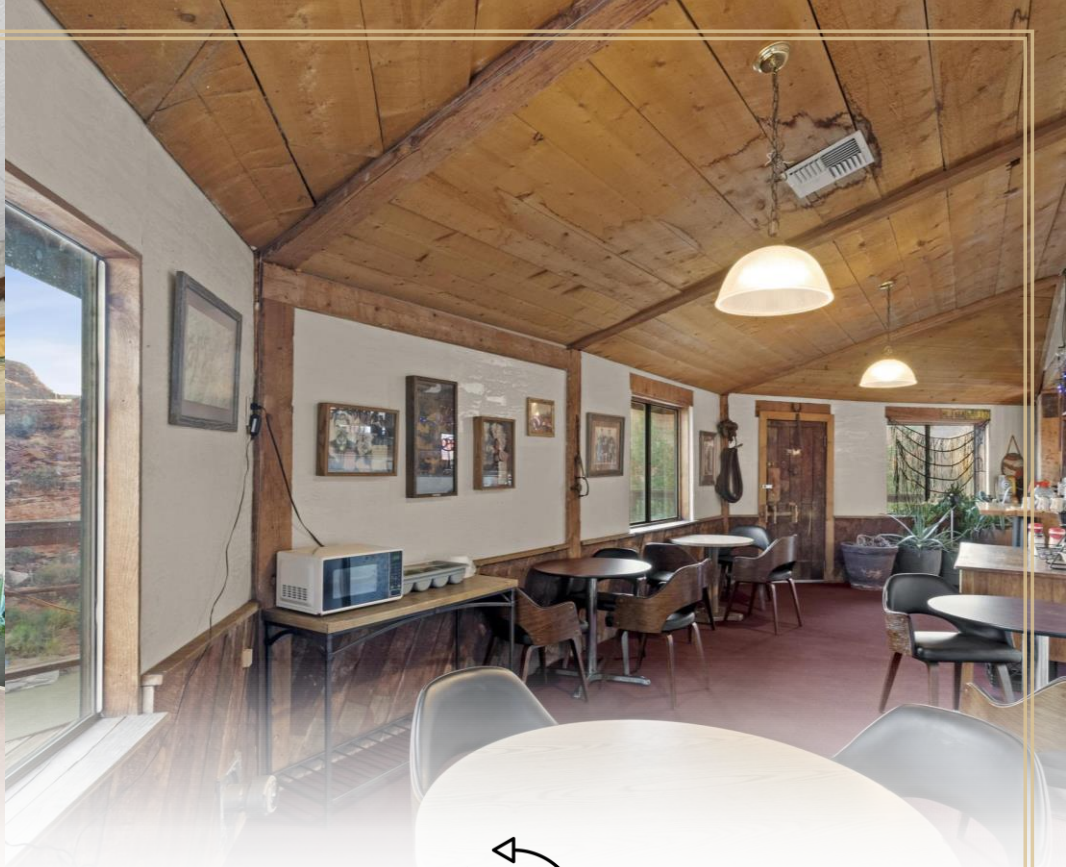


☉ Daily Housekeeping

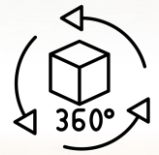


Lobby Virtual Tour



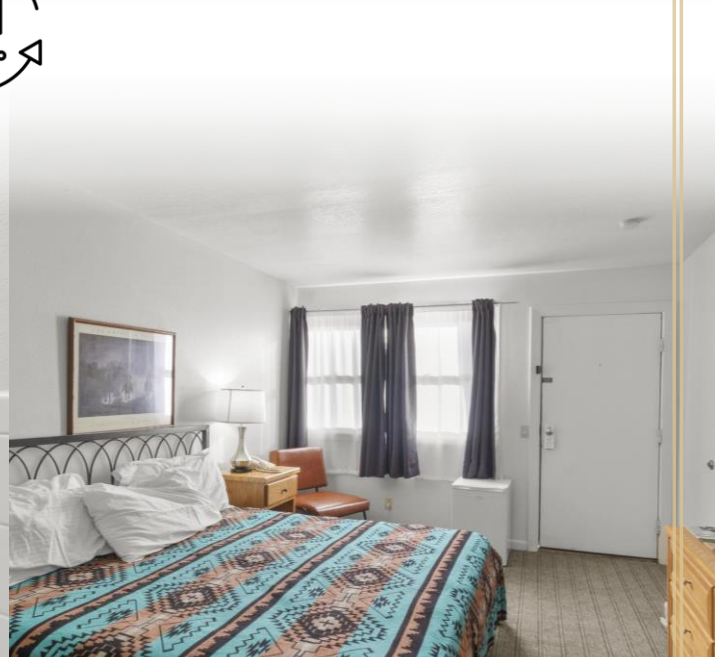


Hospitality Room & Laundry Area





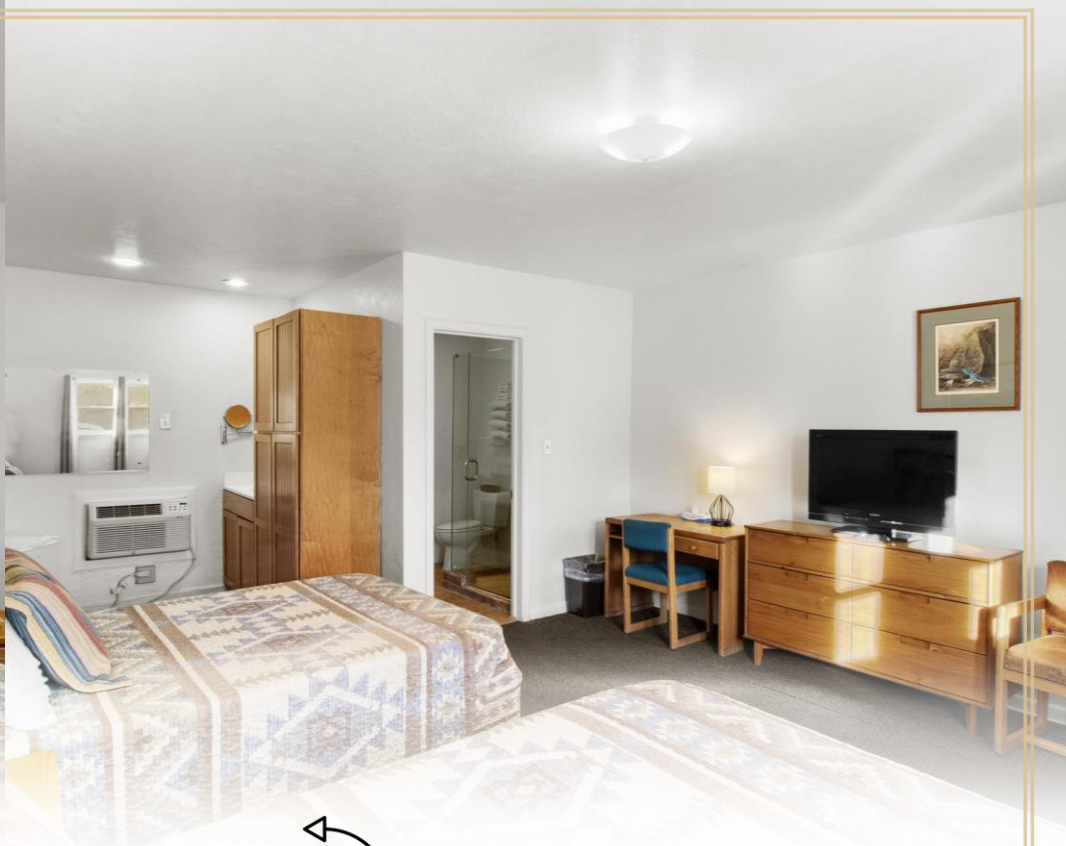
1 King, 1 Bath



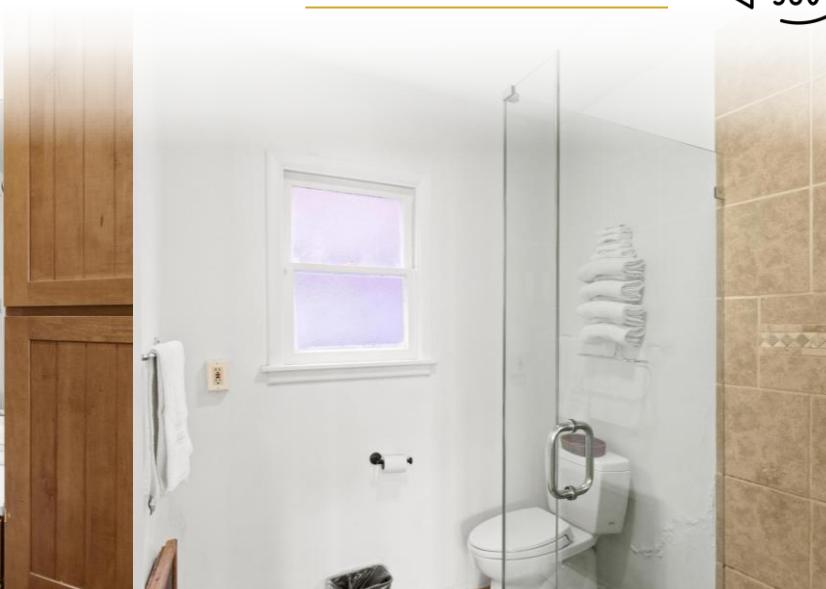


1 Queen, 1 Bath





2 Queen, 1 Bath





3 Queen, 2 Bath, Suite



Section 2: The Location

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Mexican Hat, UT

This curiously named town draws its moniker from a rock formation that, from some angles, resembles a sombrero, or a "Mexican Hat." The formation is about two and a half miles northeast of town. Mexican Hat is on Hwy 163, 20 miles southwest of Bluff where a bridge passes over the San Juan River.

SAN JUAN COUNTY DEMOGRAPHICS



14,610
POPULATION



\$137,700
MEDIAN HOME VALUE



\$52,400
AVG HH INCOME

The southern section of Utah's Canyon Country (San Juan County, Utah) is highlighted by Bluff, Mexican Hat, Monument Valley, and the San Juan River. Other attractions include the Bluff Fort, Hovenweep National Monument, Valley of the Gods, Muley Point, Moki Dugway, Rainbow Bridge, and Goosenecks State Park. Outdoor activities abound here with options for rafting on the San Juan River, hiking, mountain biking, rock climbing, ATV riding, canyoneering, and more.

Nearby Landmarks

Bears Ears National Monument

Named for two tall buttes that resemble the top of a bear's head, the creation of Bears Ears National Monument in 2016 made history as it honored five Native American tribes – Navajo, Hopi, Zuni, Ute Mountain Ute, and the Uintah-Ouray Ute Tribe, who sought to have their traditional lands set aside for preservation and continued cultural, recreational and scientific use. Designated as a National Monument in 2016 by President Obama, the Bears Ears National Monument originally encompassed 1.3 million acres.

Valley of the Gods, Mexican Hat, Utah

Valley of the Gods is a secluded, scenic and inspiring scene. With a thirteen mile road that drives through the heart of Valley Of the Gods it is an excellent adventure for experiencing the desert's beauty. Along with that there are many pools in the washes that often hold tad poles, and frogs which is an exciting experience for curious kids and adults. Home to an annual balloon gathering, the Valley of the Gods is well appreciated for its seclusion yet captivating in its beauty. With views from Cedar Mesa of Valley of the Gods the horizon seems to go forever, while the rock formations continue to awe. A dramatic scene with clouds creating the contrast of light the Valley of the Gods can easily become a photographer's dream destination.

Monument Valley, UT

Monument Valley, an iconic symbol of the American West and the sacred heart of the Navajo Nation, is the ideal setting for your next adventure in the warm, high desert climate of southeastern Utah. Visitors may explore the 17-mile scenic drive in private vehicles or book a jeep tour to explore the area's backroads and sacred lands with the help of a local guide. The valley is host to towering sandstone rock formations that have been sculpted over time and soar 400 to 1,000 feet above the valley floor. Combined with the surrounding mesas, buttes and desert environment, it truly is one of the natural wonders of the world.

Goosenecks State Park

The state park offers spectacular views of the goosenecks, officially known as an entrenched meander. Over a distance of one and a half miles, the San Juan River flows for more than six miles through the twists of the entrenched meander. Goosenecks State Park offers picnic areas, primitive camping, vault toilets, and an observation shelter. The views are outstanding and photography is popular. At night the sky is expansive - ideal for stargazing.





The Location

The southern section of Utah's Canyon Country (San Juan County, Utah) is highlighted by Bluff, Mexican Hat, Monument Valley, and the San Juan River.

Mexican Hat, Utah, is a small, unincorporated community in the southeastern part of the state, known for its proximity to several iconic natural landmarks. It's named after a unique rock formation that resembles a sombrero, a "Mexican Hat," located just north of the town.

Location Snapshot



Mexican Hat Rock

The namesake rock formation is about 60 feet wide and 12 to 15 feet thick. It sits balanced atop a sandstone base, and you can view it easily from the road or hike up closer for a better view.



San Juan River

The town sits along the San Juan River, making it a popular spot for river rafting and other water activities. The river also cuts through Goosenecks State Park nearby.



Outdoor Recreation

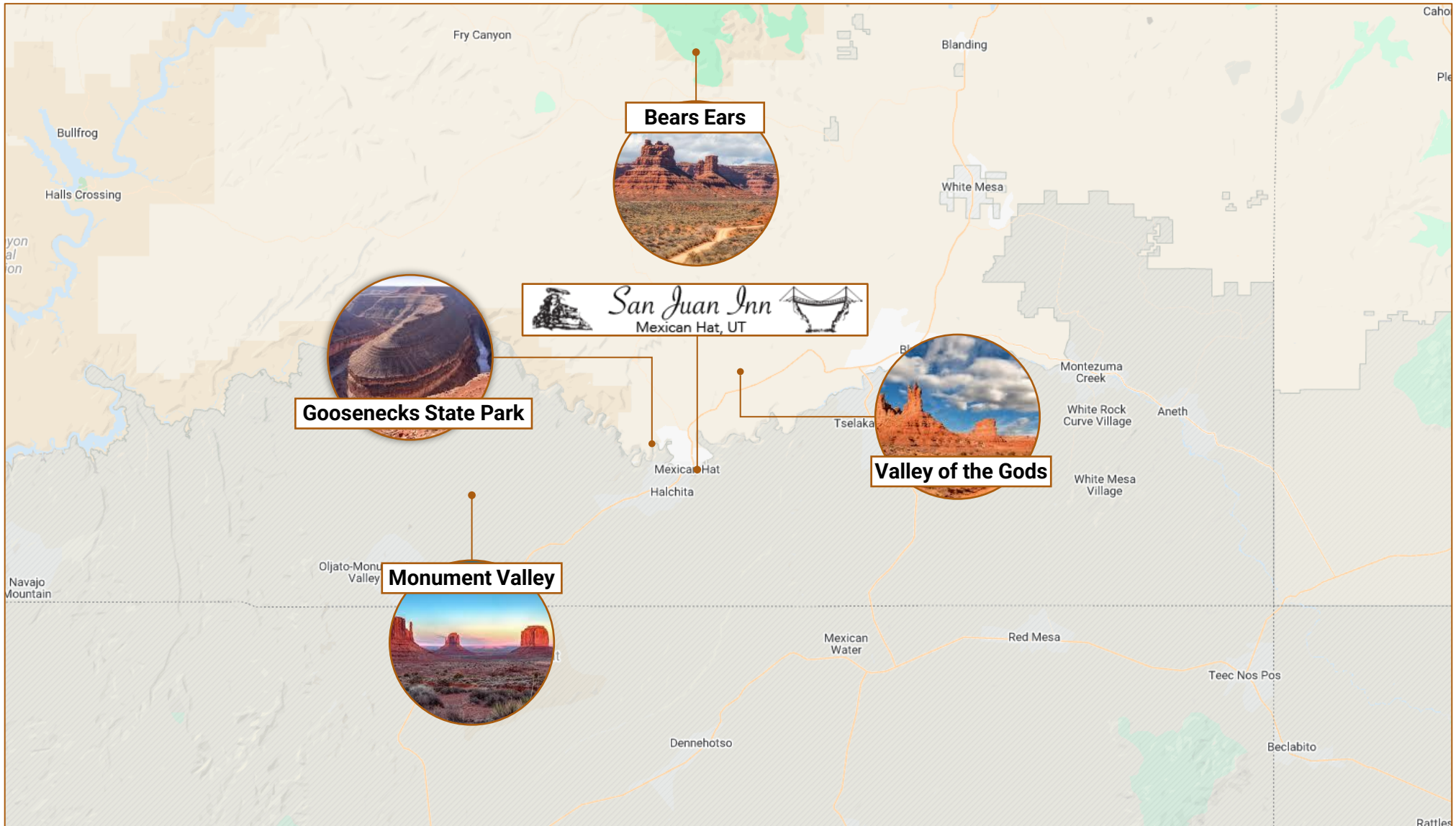
The area around Mexican Hat offers plenty of opportunities for outdoor activities, including hiking, off-roading, and photography. The region is also rich in Native American history and archaeological sites.



Scenic Roads

Mexican Hat sits along U.S. Route 163, one of the most scenic highways in the United States, with dramatic vistas of rock formations and desert landscapes.

Nearby Attractions



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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PRESIDENT

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