



MOTEL 6

70-Key Investment Opportunity

1455 Washington Boulevard
Ogden, Utah

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OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Motel 6 Ogden, UT – Downtown. This 70-key hotel is positioned on Washington Boulevard, one of Ogden’s primary commercial corridors lined with retail, dining, and entertainment, and is conveniently located near I-15 and I-84. The location provides a highly accessible base for guests visiting Ogden’s revitalized downtown core, while also offering efficient connectivity to the Ogden Valley recreation corridor. This supports year-round leisure demand and steady pass-through and commercial travel. The property is currently operating at an impressive 71% occupancy, underscoring durable demand and stable operating momentum.

INVESTMENT HIGHLIGHTS

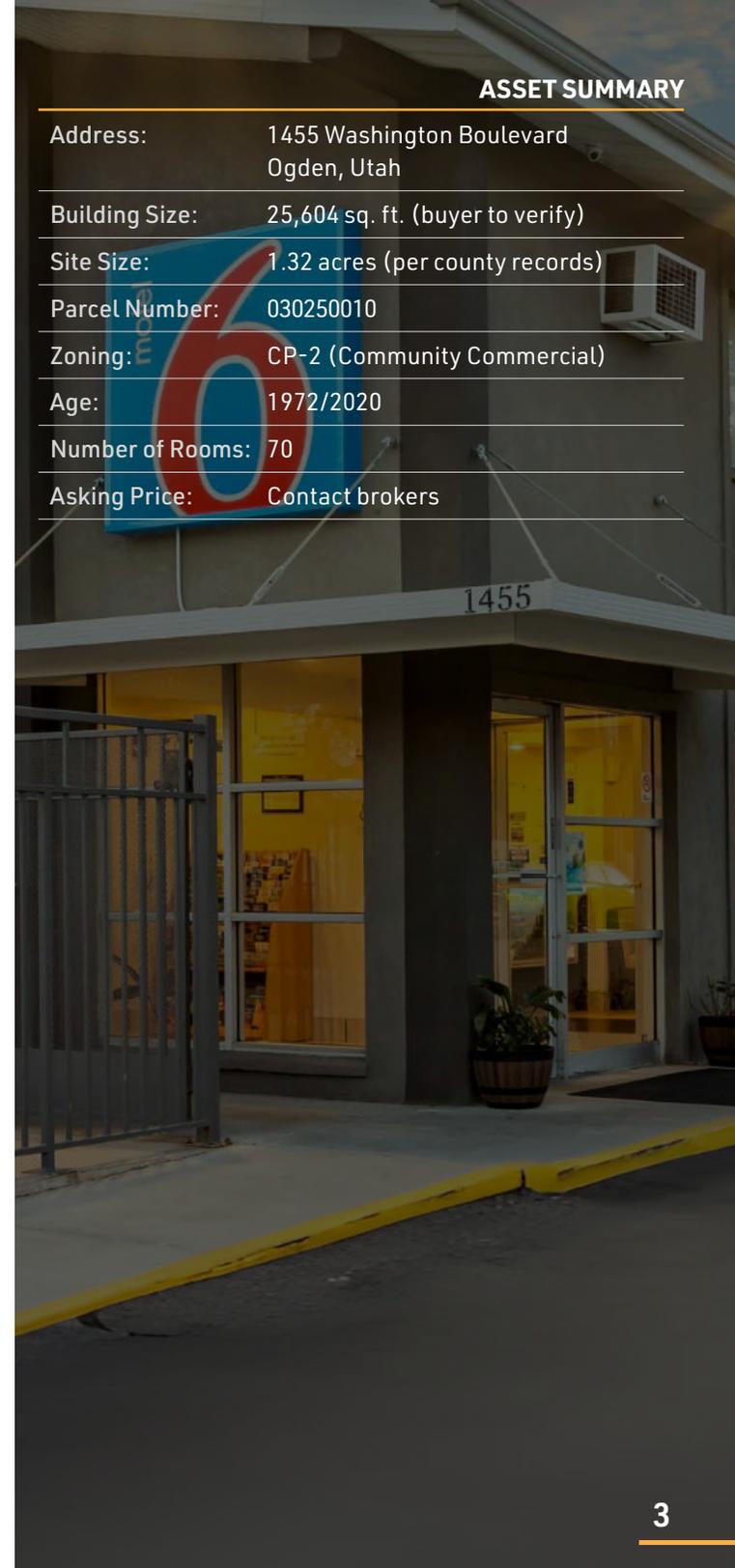
- 70-key, two-story, limited-service hotel
- Strong in-place performance with strong 71% occupancy
- Desirable on-site amenities including heated pool and fitness center
- Budget-friendly lodging option in a compelling location surrounded by retail, dining, and entertainment with easy access to year-round outdoor recreation



MOTEL 6 | Investment
OGDEN, UT | Opportunity

ASSET SUMMARY

Address:	1455 Washington Boulevard Ogden, Utah
Building Size:	25,604 sq. ft. (buyer to verify)
Site Size:	1.32 acres (per county records)
Parcel Number:	030250010
Zoning:	CP-2 (Community Commercial)
Age:	1972/2020
Number of Rooms:	70
Asking Price:	Contact brokers



FINANCIAL PERFORMANCE

	In-Place	% In-Place	Days in Year Year-Ending % Year 1	365 4/30/27 Year 1	366 4/30/28 Year 2	365 4/30/29 Year 3	365 4/30/30 Year 4	365 4/30/31 Year 5	366 4/30/32 Year 6
Rooms Available:	25,550			25,550	25,620	25,550	25,550	25,550	25,620
Rooms Sold:	18,256			18,524	19,215	19,163	19,163	19,163	19,215
Occupancy:	71.45%			72.50%	75.00%	75.00%	75.00%	75.00%	75.00%
ADR:	\$61.00			\$61	\$63	\$65	\$67	\$69	\$71
Rooms RevPAR:	\$43.59			\$44	\$47	\$49	\$50	\$51	\$53
Operating Revenue									
Rooms	\$1,113,697	98.20%	98.22%	\$1,130,031	\$1,207,366	\$1,240,189	\$1,277,395	\$1,315,717	\$1,358,901
Miscellaneous Income	\$20,465	1.80%	1.78%	\$20,465	\$21,079	\$21,711	\$22,362	\$23,033	\$23,724
Total Operating Revenue	\$1,134,161	100.00%	100.00%	\$1,150,495	\$1,228,444	\$1,261,900	\$1,299,757	\$1,338,750	\$1,382,625
Departmental Expenses									
Rooms	\$99,626	8.95%	8.82%	\$99,626	\$102,615	\$105,693	\$108,864	\$112,130	\$115,494
Total Departmental Expenses	\$99,626	8.78%	8.66%	\$99,626	\$102,615	\$105,693	\$108,864	\$112,130	\$115,494
Departmental Profit									
Rooms	\$1,014,070	91.05%	91.18%	\$1,030,404	\$1,104,751	\$1,134,496	\$1,168,530	\$1,203,586	\$1,243,407
Miscellaneous Income	\$20,465	100.00%	100.00%	\$20,465	\$21,079	\$21,711	\$22,362	\$23,033	\$23,724
Total Departmental Profit	\$1,034,535	91.22%	91.34%	\$1,050,869	\$1,125,829	\$1,156,207	\$1,190,893	\$1,226,620	\$1,267,131
Undistributed Operating Expenses									
Administrative and General	\$17,841	1.57%	1.55%	\$17,841	\$18,376	\$18,927	\$19,495	\$20,080	\$20,682
Payroll	\$216,975	19.13%	18.86%	\$216,975	\$223,484	\$230,189	\$237,095	\$244,207	\$251,534
Information and Telecommunications Systems	\$484	0.04%	0.04%	\$484	\$499	\$514	\$529	\$545	\$561
Franchise Fees	\$81,401	7.18%	7.08%	\$81,401	\$83,843	\$86,359	\$88,949	\$91,618	\$94,366
Sales and Marketing	\$1,010	0.09%	0.09%	\$1,010	\$1,040	\$1,071	\$1,103	\$1,136	\$1,170
Property Operation and Maintenance	\$44,125	3.89%	3.84%	\$44,125	\$45,448	\$46,812	\$48,216	\$49,663	\$51,153
Utilities	\$81,488	7.18%	7.08%	\$81,488	\$83,932	\$86,450	\$89,044	\$91,715	\$94,467
Total Undistributed Expenses	\$443,323	39.09%	38.53%	\$443,323	\$456,623	\$470,322	\$484,431	\$498,964	\$513,933
Gross Operating Profit	\$591,212	52.13%	52.81%	\$607,546	\$669,207	\$685,885	\$706,462	\$727,655	\$753,198
Management Fees	\$45,366	4.00%	4.00%	\$46,020	\$49,138	\$50,476	\$51,990	\$53,550	\$55,305
Income Before Non-Operating Income & Expenses	\$545,845	48.13%	48.81%	\$561,526	\$620,069	\$635,409	\$654,471	\$674,105	\$697,893
Non-Operating Income & Expenses									
Property Tax	\$41,875	3.69%	3.64%	\$41,875	\$43,131	\$44,425	\$45,758	\$47,131	\$48,545
Insurance	\$16,153	1.42%	1.40%	\$16,153	\$16,638	\$17,137	\$17,651	\$18,181	\$18,726
Other	\$0	0.00%	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Income and Expenses	\$58,028	5.12%	5.04%	\$58,028	\$59,769	\$61,562	\$63,409	\$65,311	\$67,271
EBITDA	\$487,817	43.01%	43.76%	\$503,498	\$560,300	\$573,847	\$591,062	\$608,794	\$630,622
Replacement Reserve	\$0	0.00%	3.00%	\$34,515	\$35,550	\$36,617	\$37,715	\$38,847	\$40,012
EBITDA Less Replacement Reserve	\$487,817	43.01%	40.76%	\$468,983	\$524,749	\$537,230	\$553,347	\$569,947	\$590,610

STR REPORT

AS OF NOVEMBER 2025

Occupancy								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Motel 6 Ogden, UT	63.7	-4.6	71.9	-5.6	69.3	-6.9	71.5	-5.6
Competitive Set	69.7	11.7	73.2	5.7	76.7	8.8	72.0	6.4

Average Daily Rate								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Motel 6 Ogden, UT	\$56.05	-0.2	\$60.15	1.7	\$59.95	-1.2	\$59.61	1.7
Competitive Set	\$59.90	-0.3	\$65.39	-2.7	\$64.75	-1.6	\$64.77	-2.7



LOCATION HIGHLIGHTS

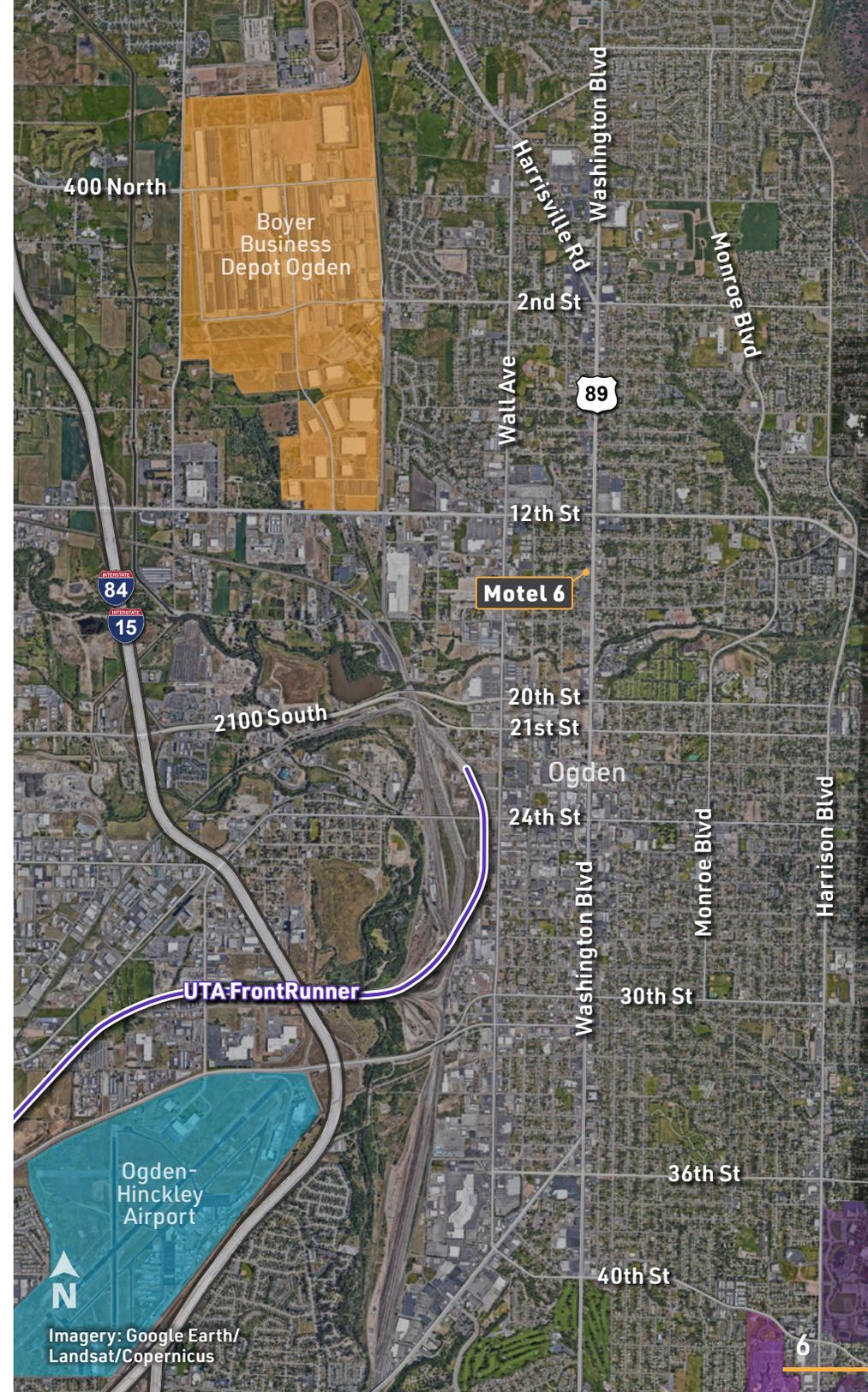
Ogden offers a compelling mix of downtown energy and four-season outdoor recreation, creating a durable demand base for both leisure and business travelers. From the property, guests are a short drive to key downtown destinations including Historic 25th Street, The Junction, Ogden Union Station, and George S. Eccles Dinosaur Park. The location also provides convenient access to Ogden-Hinckley Airport and straightforward connectivity to Salt Lake City International Airport. Outdoor demand is a major driver, supported by Ogden's extensive trail network (over 210 miles of trails) and proximity to multiple world-class ski resorts, including Snowbasin, Powder Mountain, and Nordic Valley, generally within ~35 minutes.



NEARBY RETAIL



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DATA ROOM

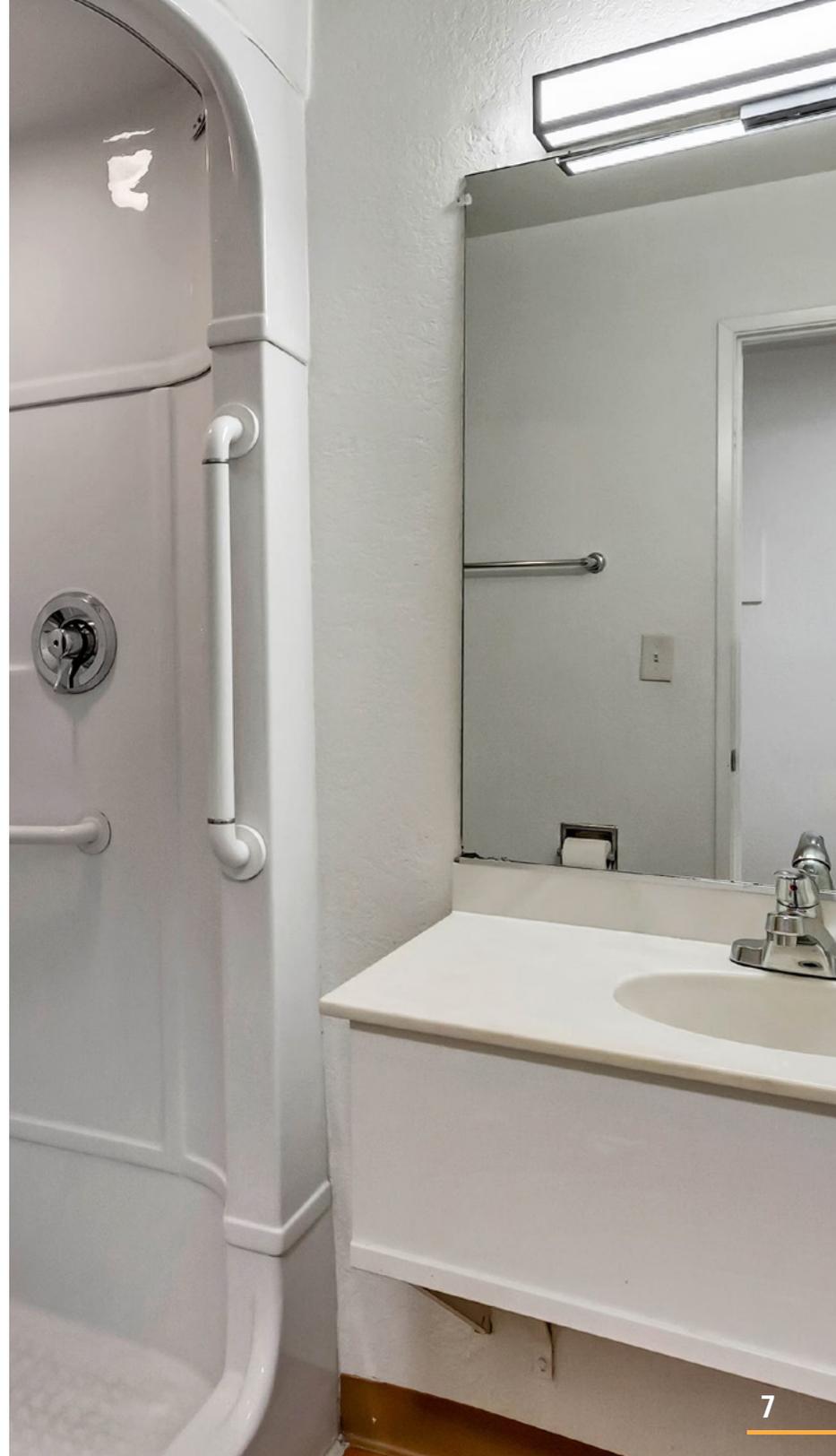
[Click Here](#) to view and download the following:

Area Demographics

County Tax Data

Financials

Full STR Report



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