

39 ROOM HOTEL



NESTLED IN THE MAJESTY
OF SOUTHERN UTAH



70 SOUTH 200 W
==== KANAB, UT 84741 ====



PRICING

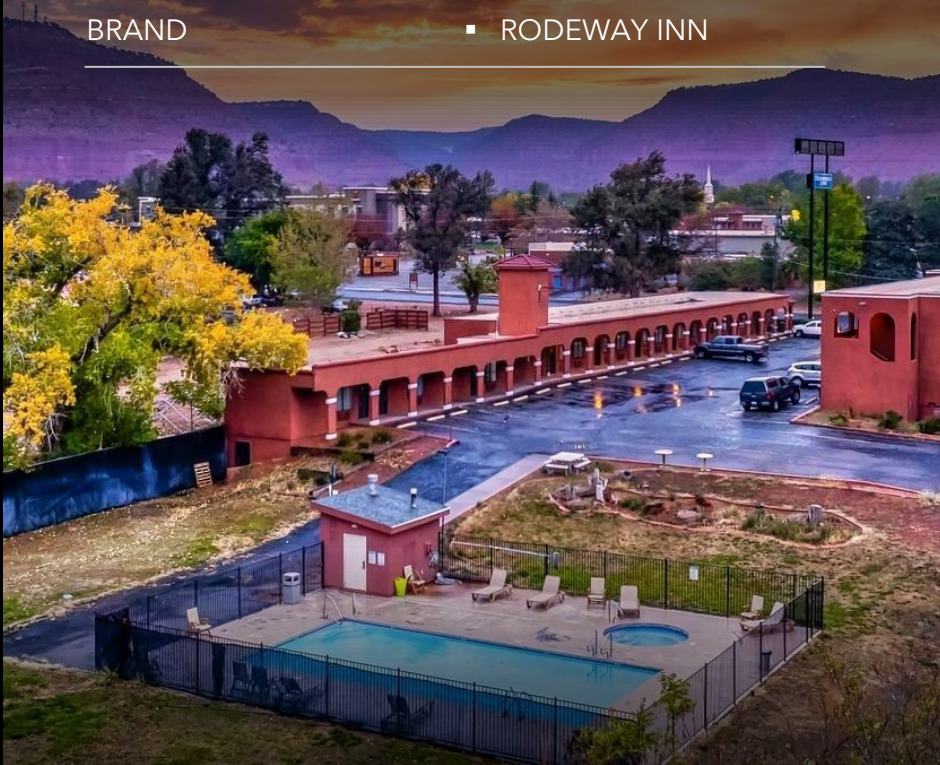
OFFERING PRICE ▪ \$5,000,000

PROPERTY TYPE ▪ HOTEL

ROOMS ▪ 39

ZONING ▪ C1

BRAND ▪ RODEWAY INN



PROPERTY SUMMARY

39

ROOMS

3.00

LOT AC

1994

YEAR BUILT

2

STORIES

FRANCHISE

OPERATION TYPE



PROPERTY OVERVIEW

70 S. 200 W

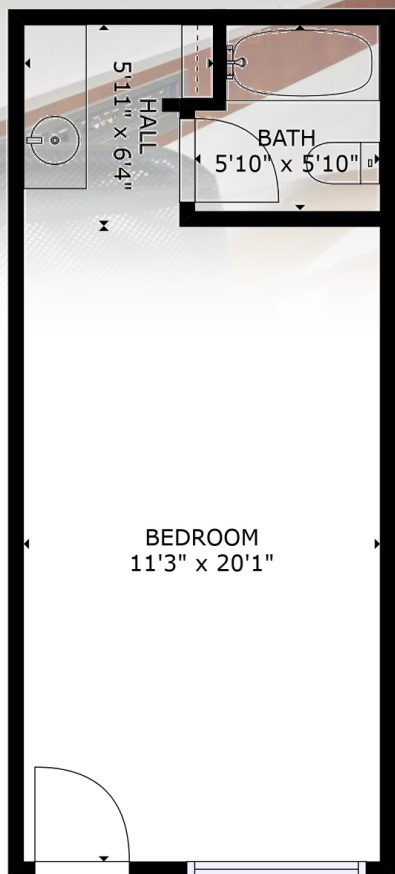
Strategically located off Highway 89 near Zion National Park, Coral Pink Sand Dunes State Park and Pipe Springs National Monument, Rodeway Inn serves as a comfortable haven after a day touring the Knab area. This quaint hotel benefits from immediate accessibility to shops, local eateries, and tourist landmarks. Amenities include a pet-friendly stay, continental breakfast, seasonal outdoor pool, vending machines, and complimentary WiFi.

Kanab is surrounded by a variety of western geologic scenery ranging from coral pink cliffs and sand dunes, volcanic craters and lava flows to deep canyons, majestic mountains and plains. The natural beauty and consistently good weather of the Kanab area has made it a popular place to visit. Kanab is considered a popular hub location for visits to Zion, Bryce and Grand Canyon National Parks, Grand Staircase/Escalante National Monument and Lake Powell NRA (National Recreational Area).



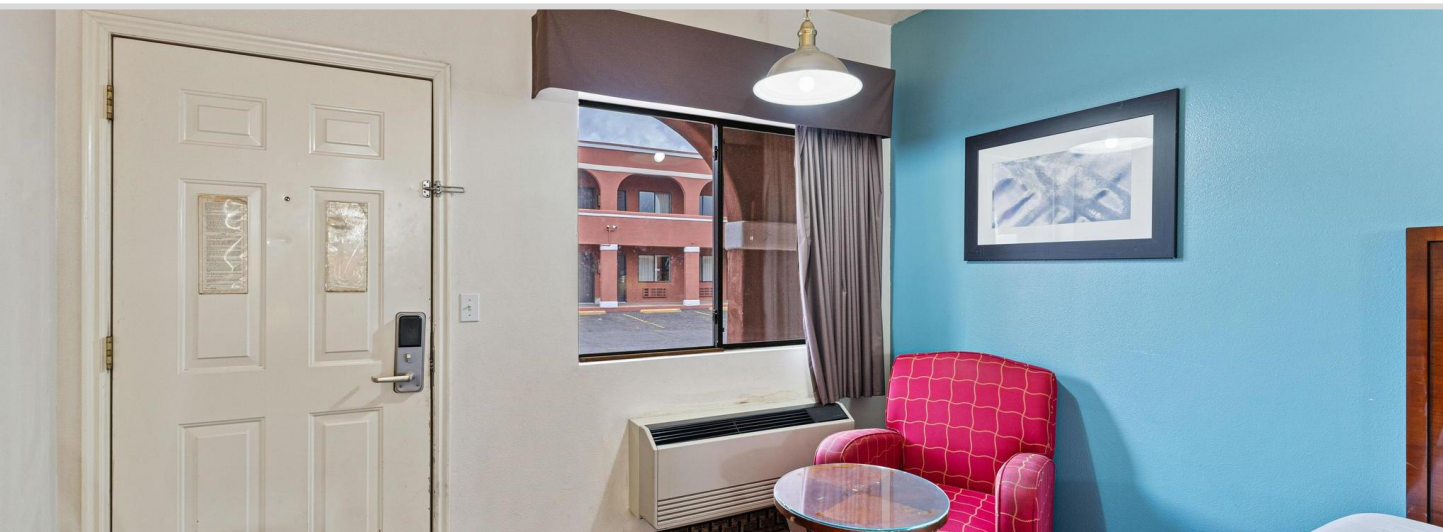
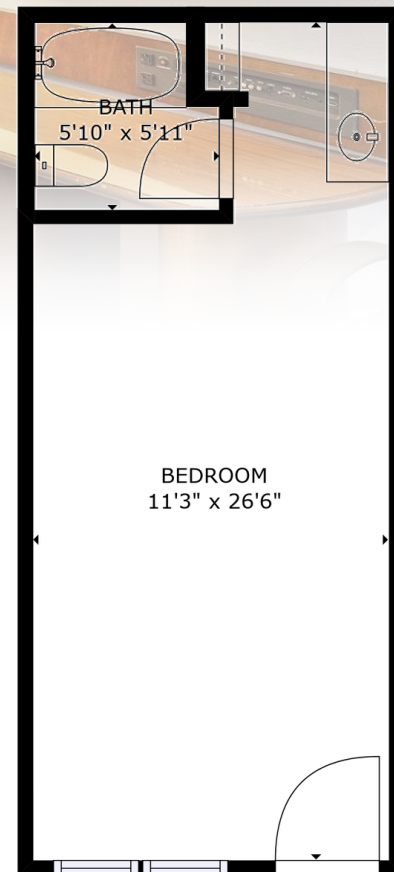


DOUBLE KING SUITE



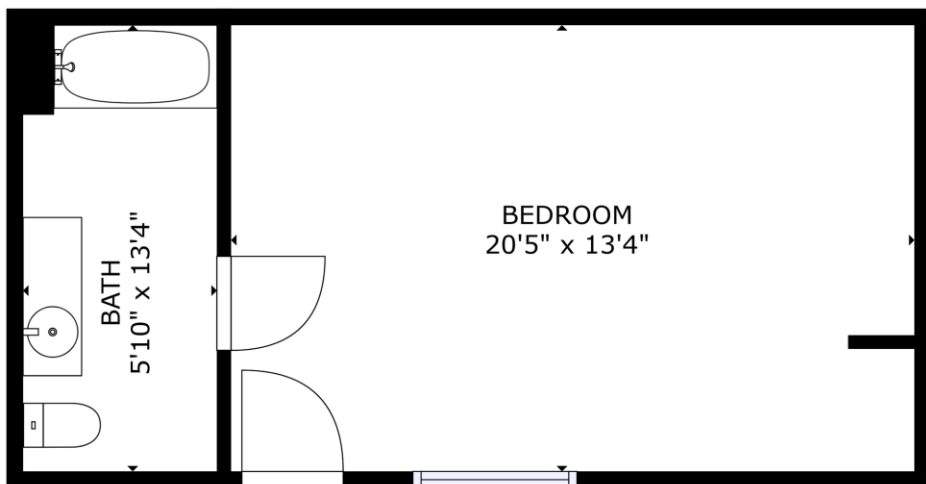


DOUBLE QUEEN SUITE



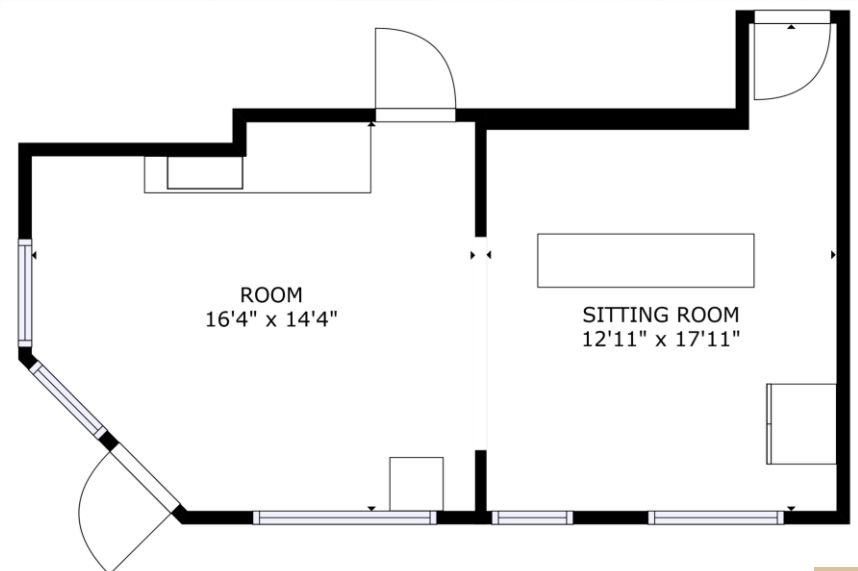


DOUBLE QUEEN ADA SUITE

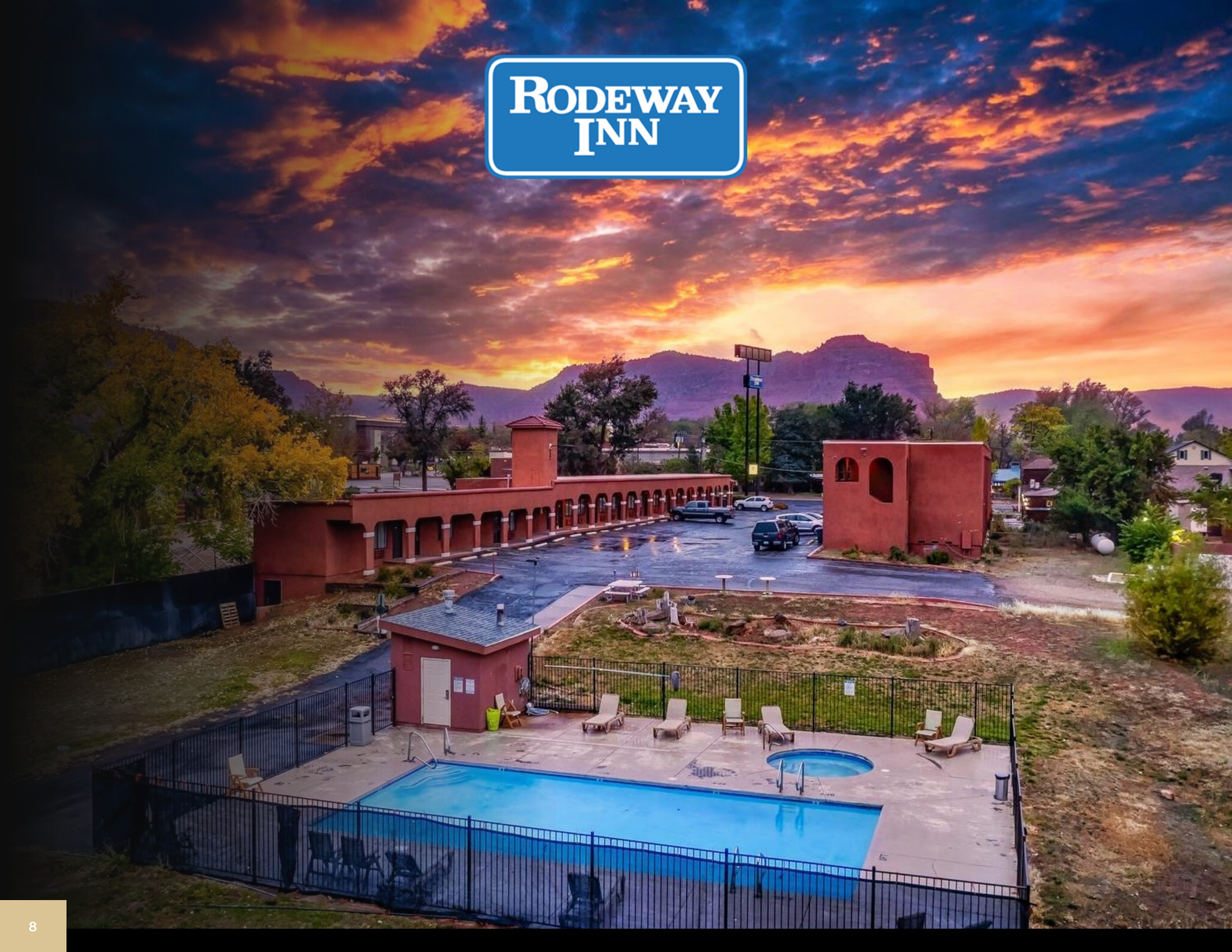




MAIN LOBBY



RODEWAY INN



39 ROOM HOTEL
NESTLED IN THE MAJESTY
OF SOUTHERN UTAH





RODEWAY INN AMENITIES



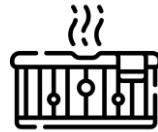
PET
FRIENDLY



FREE HIGH SPEED
WIFI



SEASONAL
POOL



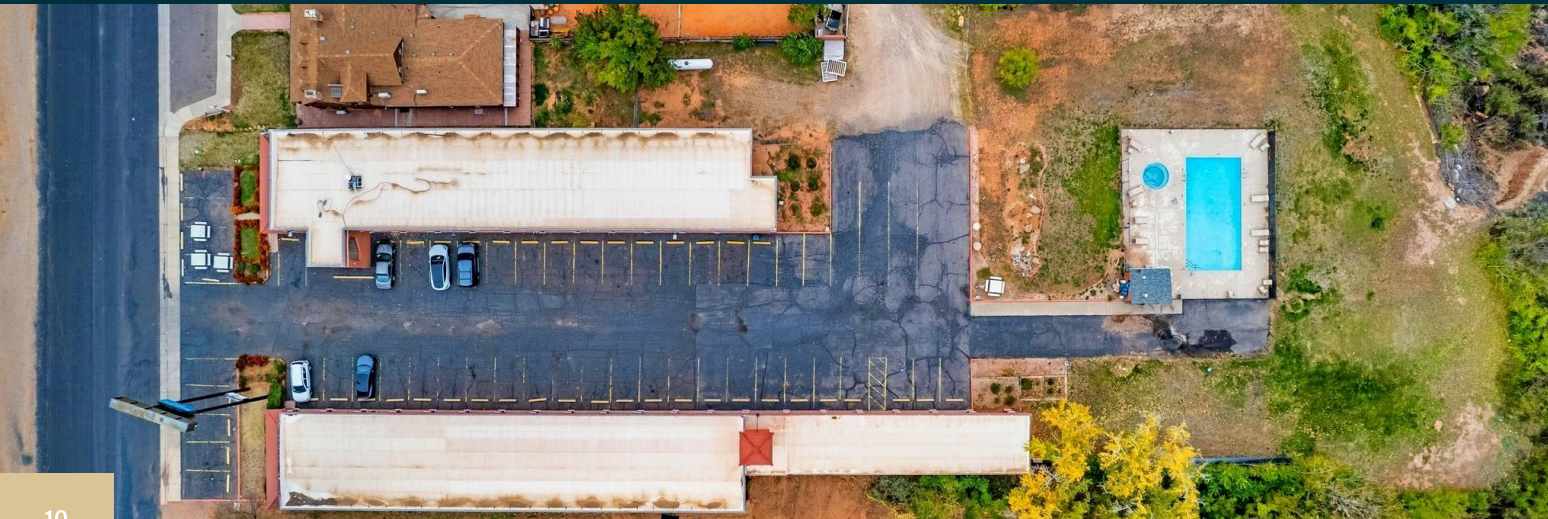
HOT
TUB



CONTINENTAL
BREAKFAST



VENDING
MACHINES







City of *Kanab* Utah

Kanab is the commercial center of a large farming, ranching and recreational community. The city of Kanab, county seat of Kane County, is often called "Little Hollywood" because of its film-making history over the years.



KANE COUNTY DEMOGRAPHICS



7,992
POPULATION



\$239,900
MEDIAN HOME VALUE



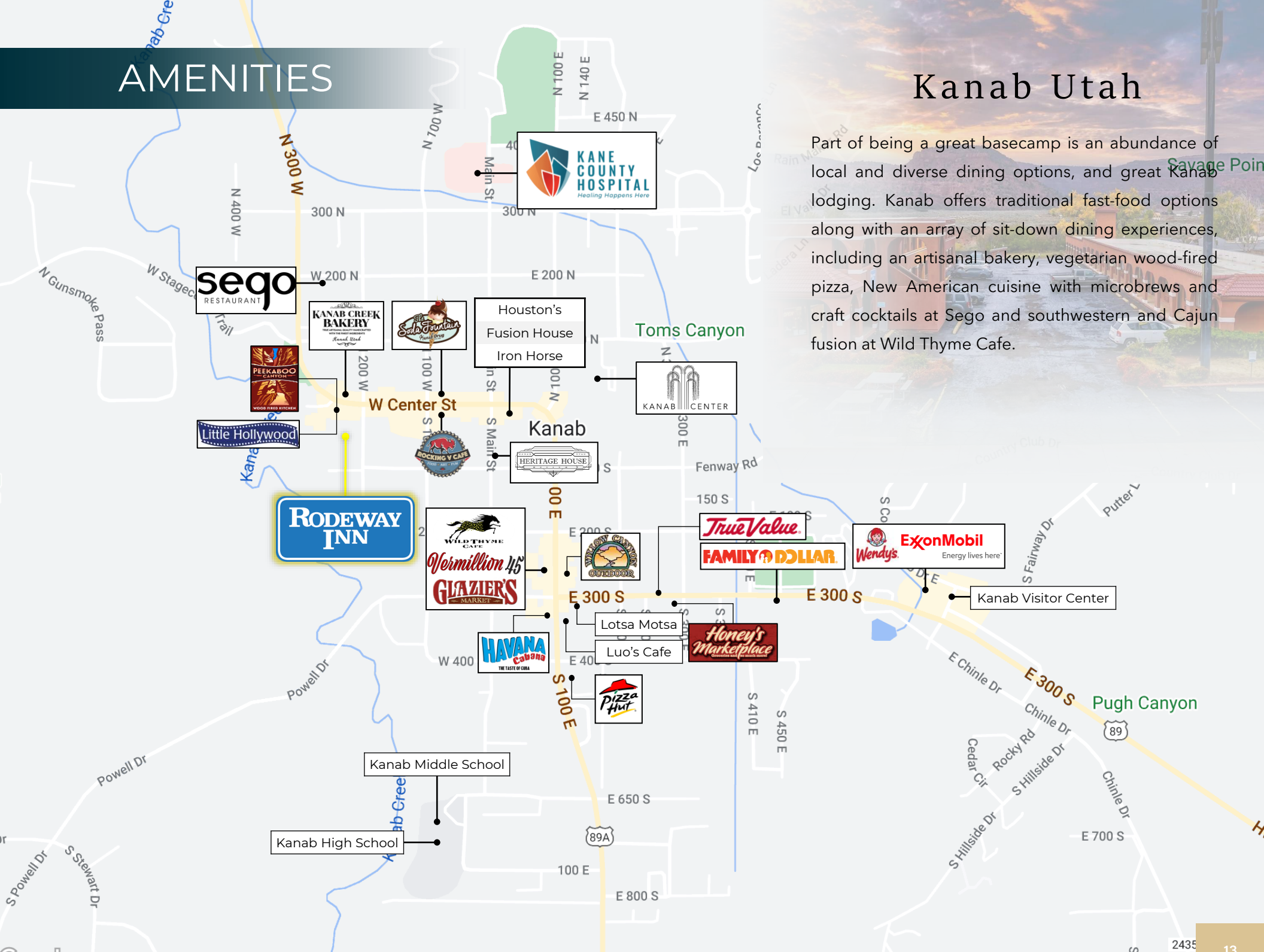
\$49,690
AVG HH INCOME

This town of 4,300 sits at the hub of the southwest's national parks and offers exciting vacation opportunities year round. Kanab is located 7 miles north of the Arizona border on U.S. Alternate 89, and is centrally located between Las Vegas, NV, Phoenix, AZ, Albuquerque, NM, Denver, CO and Salt Lake City, UT. Kanab is surrounded by a variety of western geologic scenery ranging from coral pink cliffs and sand dunes, volcanic craters and lava flows to deep canyons, majestic mountains and plains.

AMENITIES

Kanab Utah

Part of being a great basecamp is an abundance of local and diverse dining options, and great Kanab lodging. Kanab offers traditional fast-food options along with an array of sit-down dining experiences, including an artisanal bakery, vegetarian wood-fired pizza, New American cuisine with microbrews and craft cocktails at Sego and southwestern and Cajun fusion at Wild Thyme Cafe. Kanab also offers traditional fast-food options along with an array of sit-down dining experiences, including an artisanal bakery, vegetarian wood-fired pizza, New American cuisine with microbrews and craft cocktails at Sego and southwestern and Cajun fusion at Wild Thyme Cafe.





Explore Kanab

Balloons and Tunes Roundup

Every February, Kanab's scenic red rocks play backdrop to over 40 hot air balloons. The 3-day festival also plays host to a Battle of the Bands competition, street fair, balloon glow and lantern launch.

Little Hollywood Museum

This free, nonprofit museum is dedicated to preserving movie sets from Kanab's glory days of film production. The Little Hollywood Museum should be the first stop on your exploration of Western film history in the area.

Johnson Canyon Road

One of Southern Utah's truly great drives, the Johnson Canyon Road stretches north from Highway 89 and provides excellent vantage points of the colorful cliffs for which the Grand Staircase region is particularly known.

Peek-a-boo Slot Canyon

Peek-a-boo Slot Canyon, located just 9 miles north of Kanab along Highway 89 is the perfect off the beaten path adventure. It's been referred to as "Antelope Canyon without the crowds". 4-wheel drive is required and hiring a local guide is highly recommended.

National Monuments

CEDAR BREAKS NATIONAL MONUMENT

Cedar Breaks National Monument is just located over an hour north and west of Kanab. It sits at the western edge of a large plateau at an elevation of over 10,000 feet. The views from this area are quite spectacular and offer scenic formations similar to those found at Bryce Canyon National Park. Night-time star parties are also available and are held at Point Supreme Overlook. During summer months this area is accessible with your vehicle.

VERMILION CLIFFS NATIONAL MONUMENT

This geologic wonderland is three times the size of Las Vegas, and 3 million times as wild. There are no visitor centers, no developed campsites. Just 3,000-foot cliffs, sandy slot canyons, pulled-taffy rock formations and miles of unmarked paths. This is where you go if you prefer unspoiled wilderness to well-trafficked trails, and starry silence to crowded campgrounds.

RAINBOW BRIDGE NATIONAL MONUMENT

One of the natural wonders of the world, the bridge has been formed by erosion of the sandstone by water flowing from Navajo Mountain towards the Colorado River. The bridge was officially "discovered" by the Douglas-Cummings surveyor party in 1909. Until the formation of Lake Powell, the bridge was several miles up Bridge Canyon from the shores of the Colorado River.



CEDAR BREAKS NATIONAL MONUMENT



VERMILION CLIFFS NATIONAL MONUMENT



RAINBOW BRIDGE NATIONAL MONUMENT

NATIONAL PARKS

ZION NATIONAL PARK

Voted one of the best places to hike in America, enchanting Zion shows off the best of nature's power and delicate beauty. The red and white walls of Navajo sandstone from the Jurassic Era rise 2,000 feet to the sky. Discovering Zion means discovering secret waterfalls draped with hanging gardens, world-famous slot canyons, natural arches and other marvels.



GRAND CAYON NATIONAL PARK

Kane County serves as the "Gateway to The North Rim of the Grand Canyon". A scenic 80-mile drive from Kanab, through the beautiful Kaibab National Forest, brings you to the edge of the giant 225 mile rift in the Earth's surface: The Grand Canyon. The Grand Canyon overwhelms the senses through its immense size and inspiring landscapes.



BRYCE CANYON NATIONAL PARK

Bryce Canyon, only an hour and a half from Kanab, offers an amazing world of rock sculpted into spectacular ten-story sized sedimentary pillars. 50 million years in the making, this series of amphitheaters has been sculpted into bizarre shapes, slot canyons, windows, fins and surprising colorful spires called, "hoodoos."



ACCESSIBILITY

Kanab and the surrounding communities are nestled in the middle of 3 National Parks - Zion, Bryce Canyon, and Grand Canyon-North Rim.

The Southern Utah region is home to 5 National Monuments - all within close proximity to basecamp Kanab.

Utah is home to 43 State Parks. Kane County is lucky enough to have 2 of them in its region.



70 SOUTH 200 W

==== KANAB, UT 84741 ====



TRENTON BRIGHT

Founder and CEO

P: 801-674-3625 ▪ trent@apex-cre.com

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

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.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

