

NEW LISTING

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Horizon Hotel

43-Room Hotel located at 1624 US-40, Vernal, Uintah County, Utah



EXECUTIVE SUMMARY:

List Price: \$2,500,000

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- 43-Room hotel located at 1626 US-40, Vernal, Utah
- Room mix: king bed: 14, double queen: 23, handicap king: 1, handicap queen: 1, king bed suite: 2, queen two-bed suite: 1, studio apt: 1
- Amenities include pool, hot tub, 2-bedroom manager apartment, lobby, and breakfast area
- 2022 numbers: \$567,861 total income, \$308,416 total profit
- 2023 projections: \$627,501 total income, \$336,797 total profit
- Zoned CP-1 under the jurisdiction of Vernal City
- Uintah County parcel #050700039, Taxes 2022: \$6,805
- 120 miles east of Park City, Utah
- Previously operated as a Super 8 branded hotel (sign still up)
- Agent must be present for all showings
- Econostay Motel in Vernal also owned by Seller and offered for sale



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

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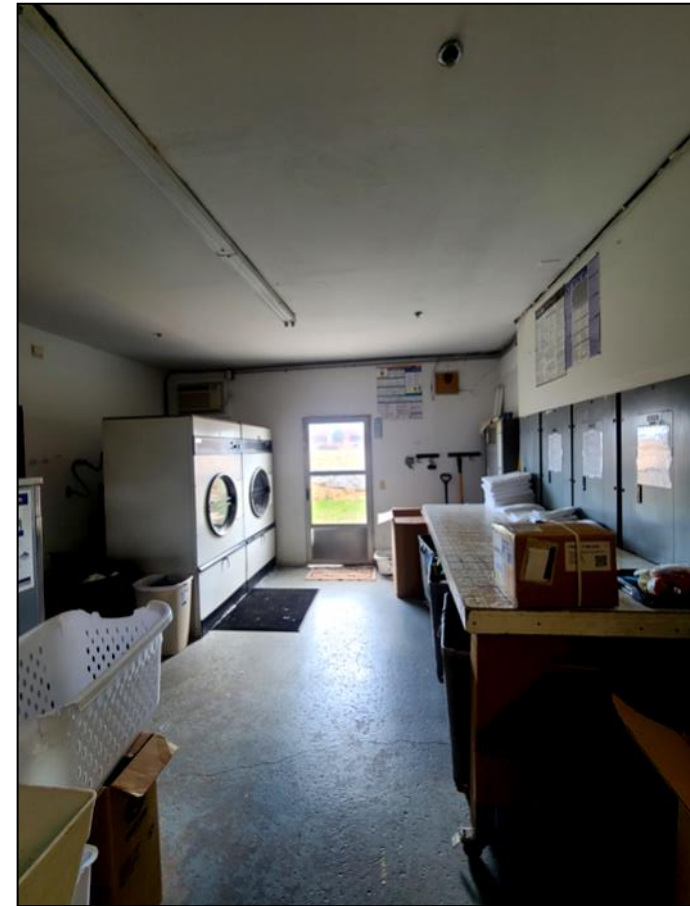


HORIZON HOTEL INCOME & EXPENSE

	2022	2023 PROFORMA
INCOME:	\$567,861.00	\$627,501.92
EXPENSES:		
PROPERTY TAX	\$6,805.00	\$6,805.00
UTILITIES	\$73,298.00	\$80,996.29
SUPPLIES & MAINTENANCE	\$9,700.00	\$10,718.77
MANAGEMENT & EMPLOYEE EXPENSE	\$115,396.00	\$132,241.00
HOTEL TAX - REMITTED QUARTERLY	\$41,246.00	\$45,577.96
ADVERTIZING/3RD PARTY BOOKING	\$13,000.00	\$14,365.36
TOTAL EXPENSES	\$259,445.00	\$290,704.37
TOTAL PROFIT	\$308,416.00	\$336,797.55







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