GALLEGOS AND ASSOCIATES

NATIONWIDE HOSPITALITY SPECIALISTS

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Motel 6 Safford Details

Convenient Motel Location

The motel is situated on Highway 70 in Safford, Arizona, making it easily accessible for travellers.

Comfortable Accommodation

With 44 rooms, the motel provides comfortable lodging options for guests seeking a restful stay.

Spacious Property and Parking

Occupying 1.5 acres, the motel offers ample outdoor space and convenient parking for guests.

Property Overview

Lodging Market Overview- Safford, AZ

Safford, Arizona serves as the **commercial and economic hub of Graham County** and a broader trade area extending into eastern Arizona and western New Mexico, with a regional population base of approximately **65,000 people**. The city's role as a **regional service center**—combined with limited lodging supply—creates a stable environment for hotel demand primarily driven by business, government, and essential travel rather than tourism volatility.

1. Business & Industrial Demand

•Safford's economy is anchored by:

- **Mining (Freeport-McMoRan operations nearby)**
- **Agriculture**
- **Healthcare (Mt. Graham Regional Medical Center)**
- **Education (Eastern Arizona College)**

•These sectors generate **consistent weekday occupancy** from:

- Contractors
- Engineers
- Traveling medical staff
- Government workers

2. Regional Hub Function

•Safford acts as a **retail, healthcare, and services center** for surrounding rural communities

•Serves a broader catchment across **Graham and Greenlee Counties (~49,000+ local population)**

3. Tourism & Leisure

- Mount Graham
- Gila Valley
- Outdoor recreation (hiking, camping)

Financial Overview

Income	2023	2024	2025
Revenue	1,034,829	1,198,564	968,502
Vending Income	351	419	379
Total Income	**$1,035,180**	**$1,198,983**	**$968,881**
GROSS PROFIT	**$1,035,180**	**$1,198,983**	**$968,881**
Sales Tax	-117,210	-142,442	-118,478
ADJUSTED GROSS PROFIT	**$917,970**	**$1,056,541**	**$850,403**
Expenses			
Accounting	3,605	4,561	3,823
Bank Charges	25,276	28,141	30,735
Franchise Fee	85,787	110,173	100,700
Admin Fee	1,978		
Total Franchise Fee	**$87,765**		
Insurance	12,265	15,882	20,992
Licenses, Fees and Permits	774	774	774
Office Expense	6,164		
Outside Services	1,157	3,731	4,150
Taxes	20,213	23,286	24,357
Wages	264,217	200,358	209,671
Total Payroll Expense	**$284,430**	**$223,644**	**$234,028**
Repairs and Maintenance	6,433	5,505	11,974
Supplies	37,202	12,141	15,819
Real Estate Taxes	14,039	12,986	15,067
Total Taxes	**$131,249**	**$155,428**	**$133,545**
Telephone	13,084.00	12,760.00	12,391.00
Utilities	42,418	39,114	40,394
Adjusted Total Expense	**$534,612**	**$469,412**	**$490,847**
TRUE NET INCOME	**$383,358**	**$587,129**	**$359,556**