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EXCLUSIVE LISTING:

Motel 6

520 W Desmond St.
Winslow, AZ 86047

Jigar "Jay" Desai

Senior Vice President
AZ# SA675144000

Kishan Gohel

Senior Vice President
AZ# SA684403000

Ryan Bodine

Senior Vice President
AZ# BR661940000

Dinesh "Dan" Rama
NewGen Advisory AZ, LLC
DESIGNATED BROKER
AZ #BR515223000

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INVESTMENT PROFILE

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Jigar "Jay" Desai, Ryan Bodine, and Kishan Gohel of NewGen Advisory are proud to present the for sale of the Motel 6 located in Winslow, AZ. Situated just off Interstate 40 in the Arizona Northeast & Holbrook Area submarket, this 55-room, two-story economy franchise property offers investors a prime opportunity to acquire a nationally recognized brand operated under G6 Hospitality. Built in 1990 and opened in 1991, the property spans 28,154 square feet on 1.17 acres with a solid building FAR of 0.55. The interior corridor layout enhances security and operational efficiency, and the property includes desirable amenities such as an indoor pool. Zoned C-R, the asset is strategically positioned for both short-term cash flow and long-term value in a market known for its tourism traffic and transportation connectivity.



PROPERTY HIGHLIGHTS

- 55 units, two story, interior corridor
- Priced under \$60K/key
- Absentee managed with an owner-operator that can increase revenues and decrease expenses
- Fully renovated property with no PIP
- Three year consistent G6 excellence award property
- Interior corridor with large updated manager's apartment on-site
- Financing available for qualified buyers

OFFERING SUMMARY

	Sale Price:	\$3,250,000
	Building Size:	28,154 SF
	Lot Size:	1.17 AC
	Year Built:	1990
	Renovation Completed:	2023 - 2024
	Number of Rooms:	55
	Stories:	2
	Zoning:	C-R
	Hotel Type:	Economy



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PROPERTY IMPRESSIONS

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WISLOW, AZ

Located along the iconic Route 66 and Interstate 40, Winslow is a historic, tourism-driven city that captivates travelers from around the world. Made famous by the Eagles' hit "Take It Easy," this charming town blends nostalgia, natural beauty, and rising commercial appeal. With vibrant downtown attractions, steady highway traffic, and proximity to major Northern Arizona landmarks, Winslow is a standout location for hotel investment and visitor lodging.

- **High Tourism Appeal:** Winslow attracts thousands of visitors annually with its famous Standin' on the Corner Park, a Route 66 landmark immortalized by the Eagles. The restored La Posada Hotel, local museums, and events like the Standin' on the Corner Festival add to the city's nostalgic charm and cultural draw.
- **Strategic Freeway Access:** Located just off Interstate 40 and historic Route 66, Winslow enjoys high visibility and traffic from Flagstaff, Albuquerque, and Phoenix. Its close freeway access makes it a convenient, affordable stopover for road-trippers and commercial travelers alike.
- **Gateway to Natural Attractions:** Winslow is ideally situated near major sites like Meteor Crater, Homolovi State Park, Clear Creek, and the Painted Desert. Its central location offers easy access to outdoor adventures, making it both a destination and a launching point for Northern Arizona exploration.





SURROUNDING CITIES

Building on Winslow's strong local appeal, its location between two of Northern Arizona's most visited cities—Flagstaff and Sedona—further amplifies its visibility and visitor potential. Travelers often pass through Winslow on their way to these destinations, bringing with them opportunities for extended stays, stopovers, and spontaneous exploration. This regional connectivity enhances Winslow's role not just as a nostalgic destination, but as a key link in Arizona's tourism corridor.

- **Flagstaff, AZ:** Flagstaff is Northern Arizona's mountain gem, offering year-round adventure, small-town charm, and close proximity to major natural wonders. Whether it's skiing at Arizona Snowbowl, hiking the San Francisco Peaks, or attending summer festivals downtown, visitors are drawn to its vibrant atmosphere and central location. As a well-connected travel hub with access to the Grand Canyon, Meteor Crater, and Route 66, Flagstaff fuels regional movement and drives consistent tourism activity across neighboring towns like Winslow.
- **Sedona, AZ:** Sedona stands out as one of the Southwest's most iconic destinations, attracting millions with its breathtaking red rock landscapes, spiritual energy vortexes, and thriving arts and wellness communities. From scenic hikes and jeep tours to meditation retreats and boutique shopping, Sedona offers something for every traveler. Its popularity generates widespread tourism flow across the region, drawing curious visitors to explore more of Northern Arizona—including a detour through Winslow, where the journey continues with history, charm, and authentic roadside Americana.



BNSF RAILWAY – WINSLOW, AZ TERMINAL

The BNSF Railway terminal in Winslow plays a critical role in the city's economic stability and travel demand. Located on the busy Southern Transcontinental Route, Winslow serves as a key crew-change location, maintenance hub, and logistics point. This terminal supports hundreds of local jobs and sees frequent traffic from rail workers and engineers staying overnight, creating a consistent stream of demand for nearby hotels. The presence of BNSF not only strengthens Winslow's employment base but also ensures regular occupancy from transportation and railway personnel.



LITTLE COLORADO MEDICAL CENTER

The Little Colorado Medical Center is a 25-bed critical access hospital providing essential healthcare services to Winslow and nearby communities. With approximately 200-500 employees ranging from physicians and nurses to administrative staff, the hospital is a major local employer and care provider. It attracts traveling medical professionals, patient families, and visiting specialists throughout the year. Its ongoing operations generate steady midweek demand for lodging, particularly from guests needing overnight stays for appointments or emergencies.



METEOR CRATER NATURAL LANDMARK

Meteor Crater, one of the best-preserved meteorite impact sites in the world, is a top tourist attraction drawing over 270,000 visitors annually. Located just 20 miles west of Winslow off Interstate 40, the crater features a museum, observation trails, and guided tours that captivate geology enthusiasts, students, and families. Its proximity to Route 66 and I-40 makes Winslow a convenient lodging option for tourists exploring northern Arizona. Seasonal peaks and steady year-round group tours help fuel consistent tourism-based demand for accommodations.







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JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.



KISHAN GOHEL

SENIOR VICE PRESIDENT

kishan.gohel@newgenadv.com

DIRECT: 480.766.6014

PROFESSIONAL BACKGROUND

Kishan is a graduate of W. P. Carey School of Business at Arizona State University. He brings a wealth of business management knowledge from being around a hard-working family that owned a variety of businesses while growing up. This inspired him to create and manage a disc jockey (DJ) business which has given him the opportunity to work with multi-million-dollar corporate companies.

Kishan has spent his time in hotel brokerage curating new relationships and building existing client friendships. He has extensive experience in market research which sets him apart when he secures a buyer for his listings and helps his clients find the next business opportunity. His ability to build a transaction from start to finish and work closely with his clients to ensure a smooth closing is a driving factor to his clients' and his own success.

When the world endured the pandemic in 2020, the demand for travel fell and the need for affordable housing increased. With government relief funds distributed through multiple channels, Kishan and his partners saw an opportunity to help clients sell their hotels as a conversion to an alternative use. He has been able to successfully assist non-profit organizations and investors to convert hotels to market rate apartments, affordable/transitional housing, and behavioral health.

In his spare time, he enjoys spending time with his family, going to car shows, and being outdoors in Arizona's beautiful 300+ days of sunshine.

EDUCATION

BA Business Communication - Arizona State University

MEMBERSHIPS

Asian American Hotel Owners Association (AAHOA)



RYAN J. BODINE

Senior Vice President

ryan.bodine@newgenadv.com

DIRECT: 480.236.9918

PROFESSIONAL BACKGROUND

Ryan Bodine is an Associate for NewGen Advisory, a hospitality brokerage firm. Ryan's primary focus is on representing and identifying hospitality investment opportunities from around the country for his domestic and international partners. Ryan has extensive experience in owning his own company and raising foreign direct investment. This unique hybrid has allowed him to approach each deal with an ownership mentality while leveraging his extensive network of high net worth investors to realize profitable returns for his clients.

Prior to NewGen, Ryan sourced foreign direct investment for Green Card Fund, an EB-5 Invest to Immigrate Regional Center, worked as an Executive Consultant for an education reform organization, and owned an international promotional product company.

He is a member of the Asian American Hotel Owners Association, Arizona Lodging Tourism Association, Urban Land Institute, Arizona Association of Economic Development, the Greater Phoenix Economic Council, the Phoenix Committee on Foreign Relations, and the Global Shapers Phoenix HUB Community.

EDUCATION

University of Hawaii at Manoa - Business

Roehampton University London, England- International Business

Arizona State University- International Business, Summa Cum Laude

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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