

Motel 6 / Studio 6 Syracuse Airport

6577 Baptist Way, East Syracuse, NY 13057



OFFERING MEMORANDUM

86 KEY HOTEL OPPORTUNITY



Exclusively Listed By:



John P. Christopher
Hospitality Associates VT Licensed
Real Estate Broker NY-MA

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LOCAL HOSPITALITY EXPERTS

Led by John P. Christopher, CHA, Hospitality Associates stands as a premier boutique brokerage firm specializing in hotel and resort properties across New York, Vermont, Massachusetts, and Connecticut. With over 40 years of industry experience, John brings a wealth of knowledge in hotel operations, brokerage, and consulting. His credentials include a Certified Hotel Administrator designation awarded in 1987, a degree from Rochester Institute of Technology's Hotel Management program, and a role as an Associate Professor in Hotel Management at the State University of New York and Adjunct Professor at RIT.

Hospitality Associates offers a comprehensive suite of services tailored to the unique needs of each client, including acquisitions, dispositions, financing, refinancing, property management, and consulting. John's deep-rooted connections and hands-on approach have facilitated hundreds of millions of dollars in hotel transactions, consistently delivering value and exceeding client expectations.

For investors seeking a dedicated partner with unparalleled local knowledge and a proven track record of success in the hospitality sector, Hospitality Associates offers the expertise and commitment to navigate the complexities of hotel brokerage with confidence.

Motel 6 / Studio 6 Syracuse Airport

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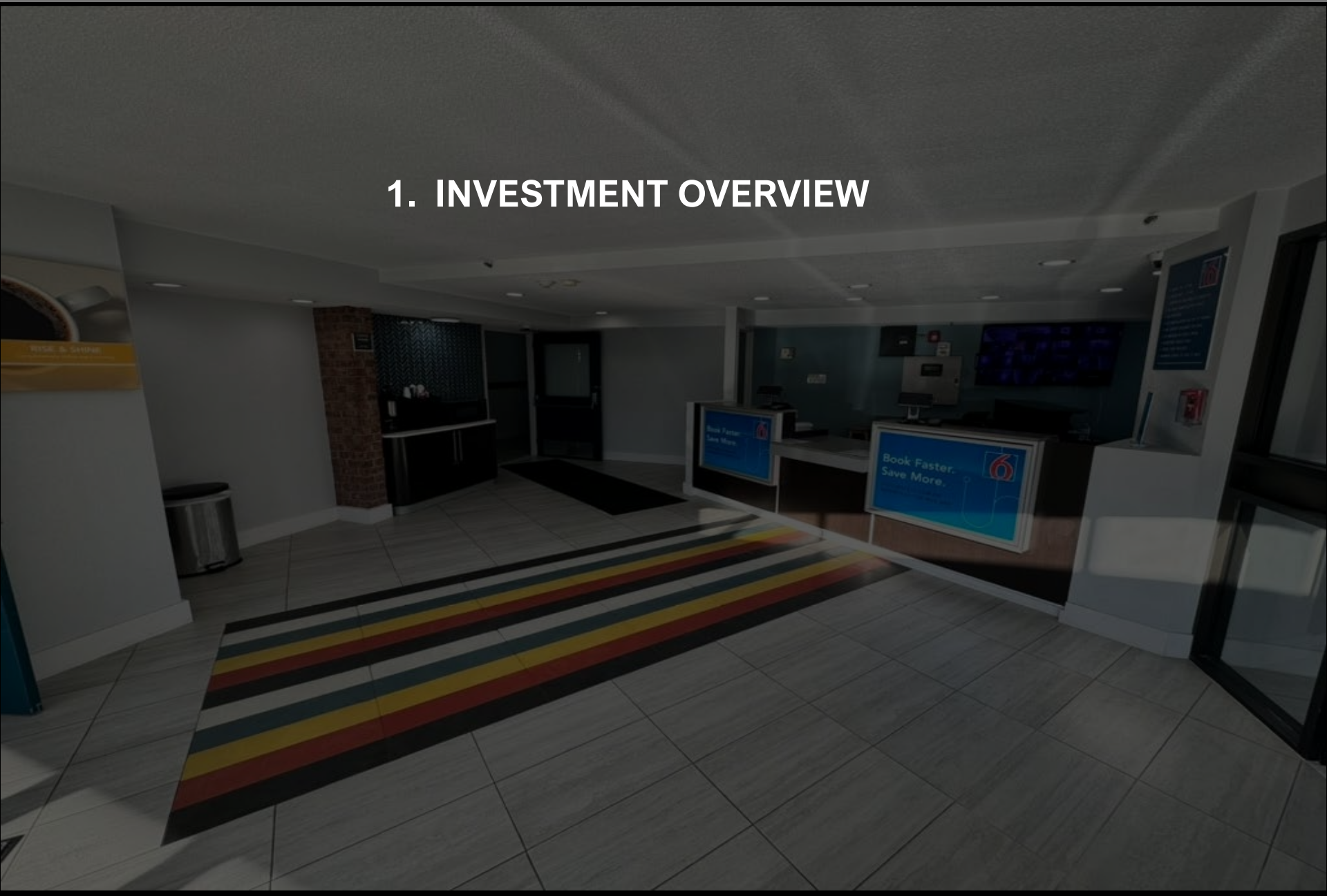
1. INVESTMENT OVERVIEW

2. MARKET OVERVIEW



Motel 6 / Studio 6 Syracuse Airport

1. INVESTMENT OVERVIEW



Motel 6 / Studio 6 Syracuse Airport

PROPERTY DETAILS

Hospitality Associates is pleased to exclusively present the 86-room Motel 6 / Studio 6 Syracuse, a newly renovated lodging asset located in the established Carrier Circle hospitality corridor of East Syracuse, NY. Positioned near I-90, Syracuse Hancock International Airport, and major regional demand generators, the property offers investors a renovated, PIP-completed asset with meaningful upside through hands-on ownership and operational improvement.

The property experienced revenue disruption during 2025 as renovations were completed, but early performance indicators show a strong rebound, with occupancy up approximately 106% through the first quarter compared to the prior year. With renovations and PIP work now completed, the asset is positioned to stabilize back toward historical performance levels.

Offered unencumbered by management, the hotel is especially well-suited for an owner-operator seeking to improve expense controls, capture operational efficiencies, and drive NOI growth as the Syracuse market enters a new phase of demand expansion supported by Micron, Syracuse University, regional medical institutions, airport traffic, and continued business travel.

<u>The Offering</u>	
Asking Price	\$4,500,000
Financing	SBA, Conventional
Property Address	6577 Baptist Way, East Syracuse, NY 13057
Tax ID	025.-03-04.0
Brand	Motel 6 / Studio 6
Brand Scale	Economy
Management	Unencumbered by management
Type of Ownership	Fee Simple
Number of Rooms	86
Number of Stories	2
Year Built	1985
Last Renovation	2025
Lot Size	1.87 AC
Corridor	Interior
Building Size	34522 SF
STR Market	Syracuse, New York
STR Submarket	Syracuse Surrounding Area

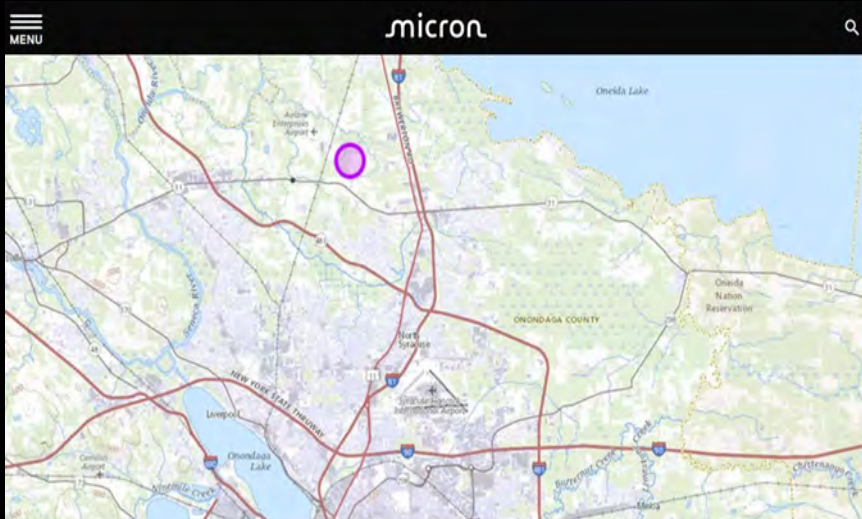


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HIGHLIGHTS

86 Key Motel 6 / Studio 6

- Upside potential as renovation ramp continues and phase 2 of Micron construction begins bringing 2,000 to 4,000 workers to the area for the next 10 years
- 20+ years of projected growth from the largest semiconductor investment in U.S. history
- Strong market ADR leaves room for continued rate growth and market penetration

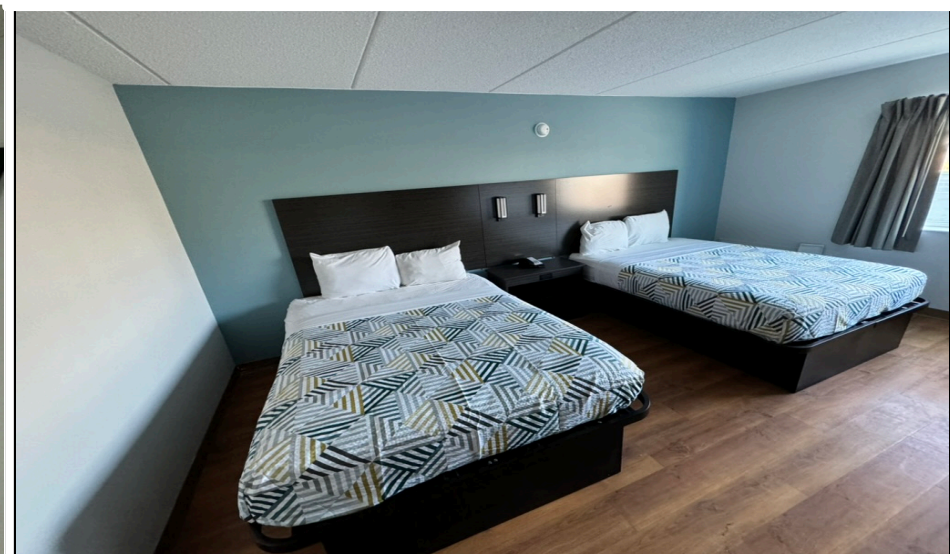


Location Advantages

- Great Location off I-90 NYS Thruway exit 35
- Just 12 minutes from Syracuse Hancock International Airport, which welcomed a record 3 million passengers in 2024 and is undergoing a \$28.5 million expansion to accommodate continued growth.
- Easy access to anywhere in Syracuse and 15 minutes to the future Micron plant

Motel 6 / Studio 6 Syracuse Airport

Room Pictures



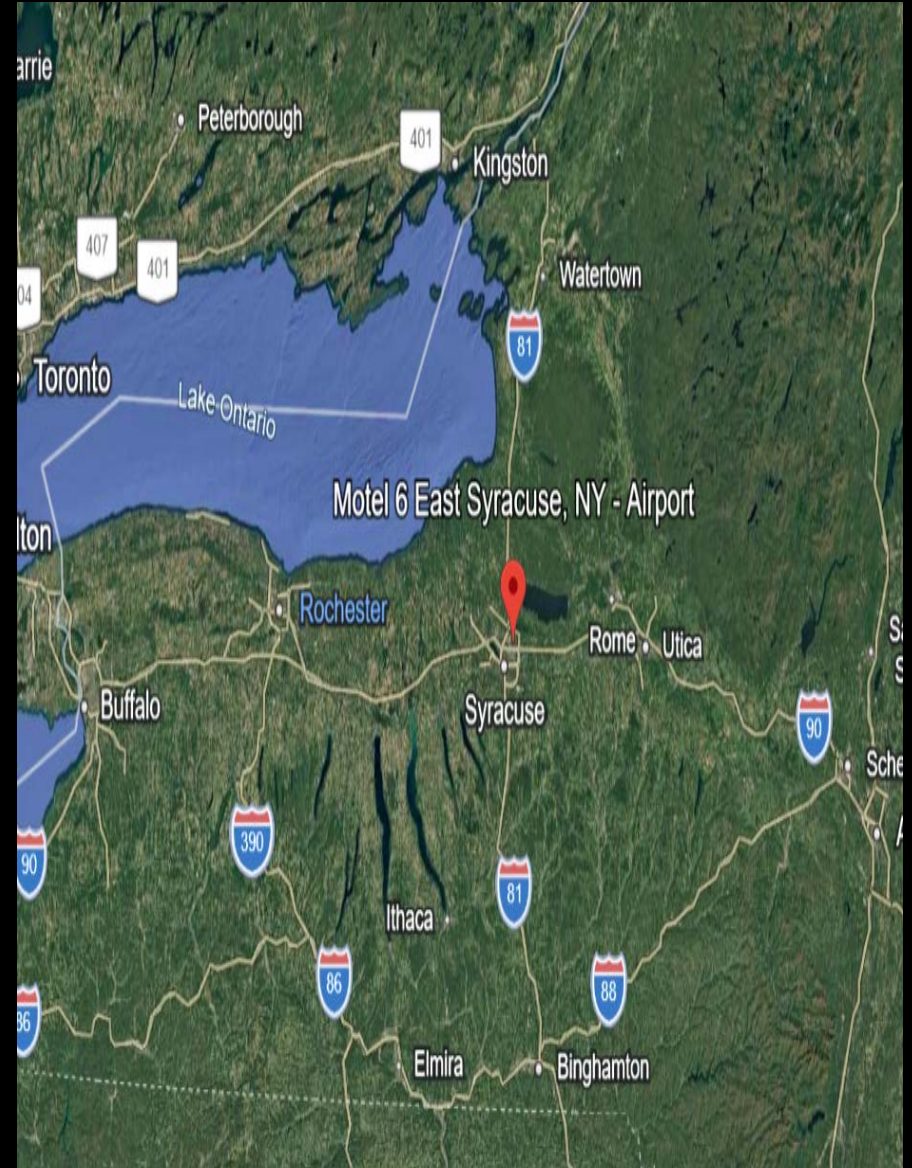
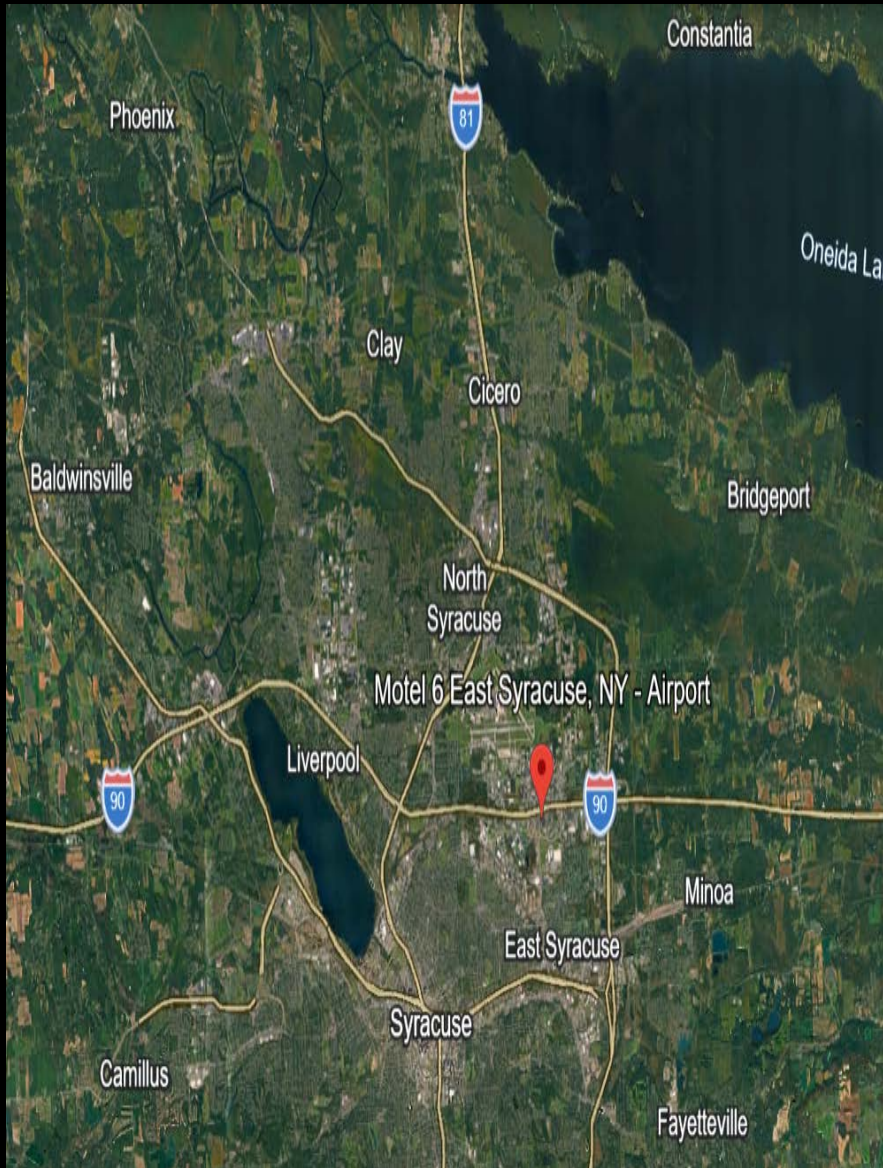
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Lobby, Vending Machines



Motel 6 / Studio 6 Syracuse Airport

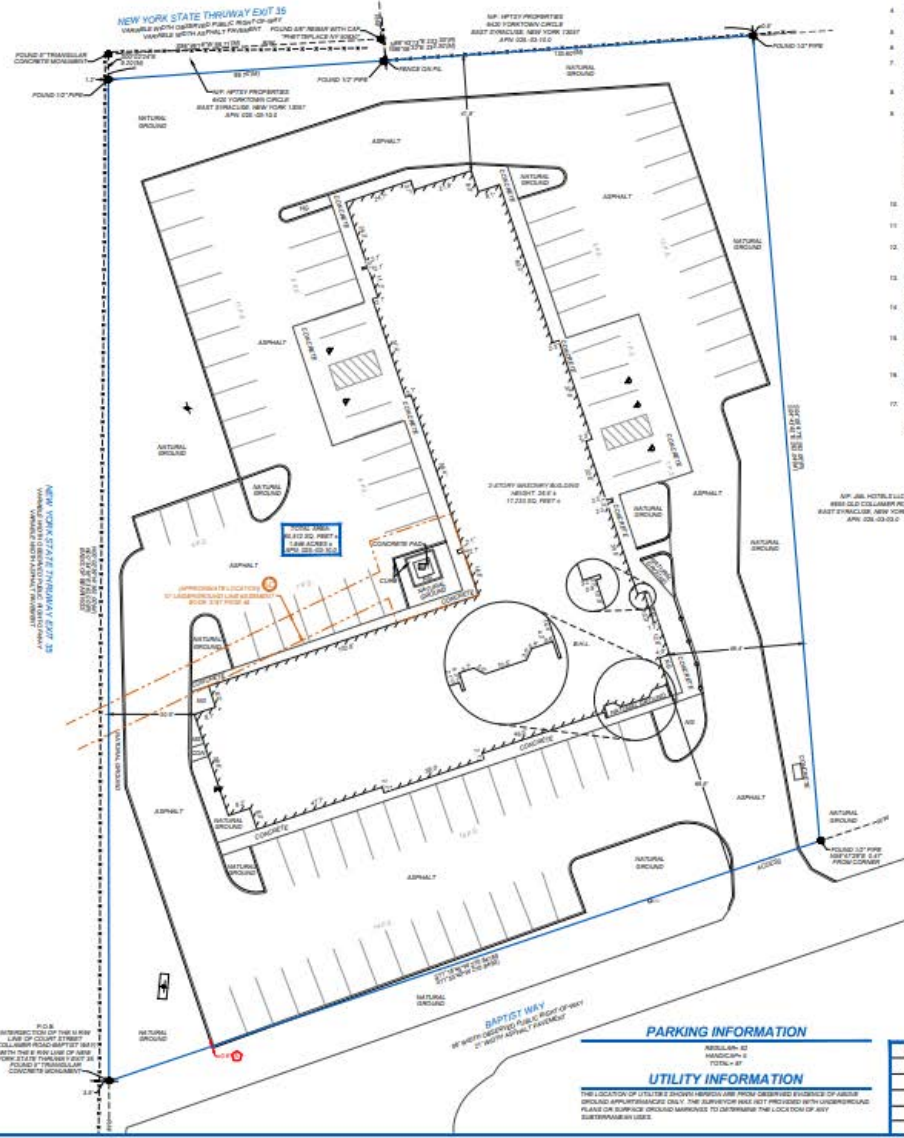
Regional Map



Motel 6 / Studio 6 Syracuse Airport

ALTA/NSPS LAND TITLE SURVEY

6577 BAPTIST WAY
EAST SYRACUSE, ONONDAGA COUNTY, NEW YORK 13057



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. NEARLY ALL DIMENSIONS ARE FROM THE SURVEY POINTS.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUB-USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUB-USE AS A CEMETERY, ISOLATED GRAVE OR OF BURIAL GROUNDS.
- COMPLETED WORK WOULD BE AS Y-13-023.
- THE DISTANCES SHOWN HEREON ARE LASTS OF ENGLAND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BAPTIST WAY AND OLD COLLAMER ROAD, WHICH LOCATES APPROXIMATELY 150 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAPTIST WAY BEING AN OBSERVED PUBLIC HIGHWAY.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW YORK ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY. THE SUBJECT PROPERTY, THE PURPOSES OF THE SURVEY, AND THE COMMENTS MADE TO THE SCHEDULED JURISDICTIONS IS ONLY TO SHOW THE LOCATION OF ADJACENT AND PHYSICAL OBJECTS TO THE SUBJECT PROPERTY. TO THE EXTENT THAT THE SURVEY IS MADE, THE SURVEYOR'S INTENT IS TO BE LIMITED TO THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT THE SURVEYOR'S OBSERVATIONS IN SUCH STATEMENT WILL BE BASED UPON THE SURVEYOR'S OWN OBSERVATIONS AND NOT ON ANY OTHER SOURCE.
- NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS WERE TAKEN FROM ONONDAGA COUNTY GIS.
- THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY SUEPS OR ENCUMBRANCES.
- IN REFERENCE TO ALTA/NSPS TABLE A ITEM 16, NO USED SIGN OR MARKER WAS OBSERVED TO ADJACENT PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED. SIGN MARKERS OBSERVED BY THE CLIENT.
- IN REFERENCE TO ALTA/NSPS TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF ANYCIVIL BIRTH MARRIAGE WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REFERENCE TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN USE OF ANY LAND, RECENT STREET OR SIGNAL CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- ALL EASEMENTS, ENCUMBRANCES AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT PRECEDE TO OR OCCUR CONCURRENTLY WITH THE SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO OTHER EASEMENTS, ENCUMBRANCES OR RESTRICTIONS NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY.
- LAND RECORDS ALTERNATION OF ADDITION TO SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 204, SUBDIVISION 2 OF THE NEW YORK STATE ELECTIONS LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR DISAPPEARING OBSERVATIONS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR DISAPPEARING OBSERVATIONS ARE SHOWN ON THIS PLAN, THE IMPROVEMENTS OR DISAPPEARING OBSERVATIONS ARE NOT COVERED BY THIS COMMITMENT.



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- MANUSCRIPT FINISHED
- ELECTRIC CABLE
- SEE VALUE
- SEMI
- CL
- POINT OF BEGINNING
- P.O.B.
- PERMANENT MONUMENT
- IRREGULARLY CALCULATED DIMENSIONS
- IRREGULAR DIMENSIONS
- NEW OR FORMERLY
- BUILDING HEIGHT LOCATION
- EQ. FEET
- SQUARE FEET
- APPROXIMATE PARCEL NUMBER
- RIGHT-OF-WAY LINE
- CL
- CENTRAL LINE OF POINT-OF-IRREGULARITY
- NATURAL UNCLASSED
- CON
- PROPERTY LINE
- PROPERTY LINE
- MANUAL
- RIGHT-OF-WAY LINE
- CENTRAL LINE OF POINT-OF-IRREGULARITY
- IRREGULAR
- IRREGULAR
- IRREGULAR

FLOOD ZONE INFORMATION

BY GRAPHICAL METHOD ONLY, THIS PROPERTY IS LOCATED WITHIN A ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD INSURANCE PROGRAM, WHICH HAS AN EFFECTIVE DATE OF 7/15/18 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" AREA OF SPECIAL FLOOD HAZARD, LOCALLY DETERMINED OR PUBLISHED ABOVE THE 100-YEAR FLOOD ELEVATION, ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD AND PROTECTED BY A 50-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS SOUTH-NORTH BASED ON THE BEST PROPERTY LINE. ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NEW YORK STATE THRUWAY EXIST 35. THE BEARING IS OBSERVED AS ANY NEW OR FORMERLY CONSTITUTE OBSERVATIONS NEW YORK STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE ANGLES.

COORDINATE = 471032.000
ELEVATION = 191.200
CONVERSIONS ANGLES = 87.201677

SURVEYOR'S CERTIFICATE

TO: SYRACUSE LODGING LLC, THE LYONS NATIONAL BANK, 300 EASTERN STREET, SYRACUSE, NY 13202
TITLE: ALTA/NSPS LAND TITLE SURVEY, 6577 BAPTIST WAY, EAST SYRACUSE, NY 13057

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY THEREON IS BASED UPON A REASONABLE INVESTIGATION OF THE RECORDS AND FIELD SURVEY AND IS ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS SET FORTH IN THE 2017 EDITION OF THE ALTA/NSPS AND AS REQUIRED UNDER 16 NYCRR 170.1, 170.2, 170.3, 170.4, 170.5, 170.6, 170.7, 170.8, 170.9, 170.10, 170.11, 170.12, 170.13, 170.14, 170.15, 170.16, 170.17, 170.18, 170.19, 170.20, 170.21, 170.22, 170.23, 170.24, 170.25, 170.26, 170.27, 170.28, 170.29, 170.30, 170.31, 170.32, 170.33, 170.34, 170.35, 170.36, 170.37, 170.38, 170.39, 170.40, 170.41, 170.42, 170.43, 170.44, 170.45, 170.46, 170.47, 170.48, 170.49, 170.50, 170.51, 170.52, 170.53, 170.54, 170.55, 170.56, 170.57, 170.58, 170.59, 170.60, 170.61, 170.62, 170.63, 170.64, 170.65, 170.66, 170.67, 170.68, 170.69, 170.70, 170.71, 170.72, 170.73, 170.74, 170.75, 170.76, 170.77, 170.78, 170.79, 170.80, 170.81, 170.82, 170.83, 170.84, 170.85, 170.86, 170.87, 170.88, 170.89, 170.90, 170.91, 170.92, 170.93, 170.94, 170.95, 170.96, 170.97, 170.98, 170.99, 170.100.



JEROME G. BLEW
LAND SURVEYOR NO. 08809
STATE OF NEW YORK

THIS SURVEY IS CONFIRMED TO DATE OF FIELD SURVEY, NOT DATE OF SUBMITTAL OR PLAN.

PARKING INFORMATION

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON HAS BEEN OBSERVED THROUGH VISUAL OBSERVATION ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE OR UNDERGROUND RECORDS TO DETERMINE THE LOCATION OF ANY SUBSURFACE UTILITIES.

DATE	REVISION HISTORY	BY

Blew & Associates, P.A.

3015 N. GLENCH DRIVE - SYRACUSE, NY 13208
 EMAIL: SURVEY@BLEWPC.COM
 OFFICE: 478.444.6666 FAX: 478.444.8888
 WWW.BLEWPC.COM

SURVEYOR JOB NUMBER: 13-001	SURVEY DRAWING BY: C.J.B. - 10/20/18
SURVEY PROVIDED BY: S.I.B.	SHEET: 1 OF 7

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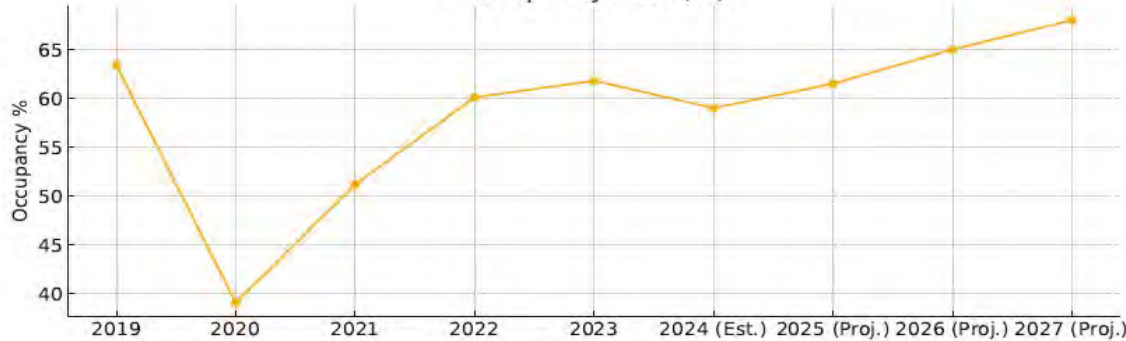
2. MARKET OVERVIEW



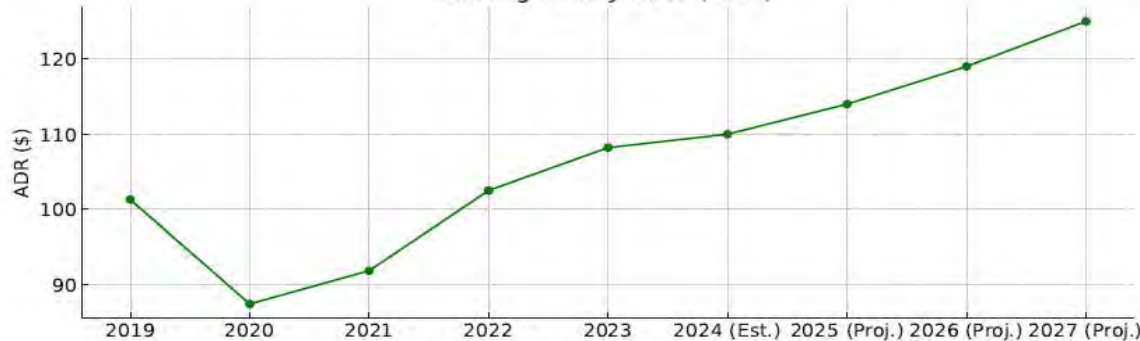
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Syracuse MSA Hotel Market Trends & Projections (2019–2027)

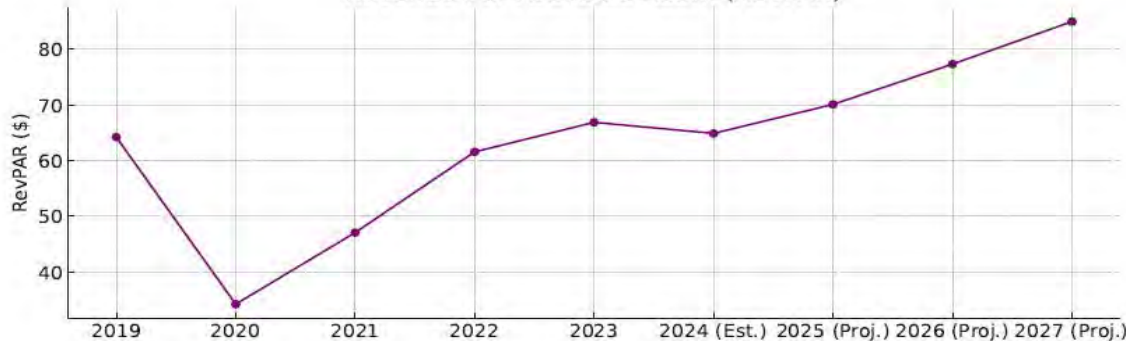
Occupancy Rate (%)



Average Daily Rate (ADR)



Revenue Per Available Room (RevPAR)



Syracuse MSA Hotel Market Overview

The Syracuse hotel market has experienced a steady recovery since the pandemic, supported by a resilient demand base that includes Syracuse University, regional medical institutions, and consistent business travel. According to historical data and current industry reports, occupancy and ADR have not only rebounded but are projected to continue rising through the end of the decade.

Looking ahead, the hospitality landscape in the Syracuse MSA is poised for transformational growth due to Micron Technology's historic \$100 billion investment in a new semiconductor manufacturing complex in nearby Clay, NY. As outlined in the 2023 Micron Economic Impact Report, this project is expected to create:

9,000 direct high-paying Micron jobs

~40,000 additional construction and indirect jobs

A projected economic output of over \$500 billion over the next 20 years

Site preparation is scheduled to begin in Fall 2025, with full construction launching in Spring 2026. This timeline aligns with rising demand projections for both short- and extended-stay accommodations as contractors, engineers, vendors, and executives mobilize into the region.

With market ADR already approaching \$110, and occupancy expected to rise steadily, the hotel sector in Syracuse is transitioning from stable to growth-mode. Investors entering now are well-positioned to capitalize on this next phase—before the wave of long-term corporate demand fully materializes.

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EXCLUSIVELY LISTED BY:



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