



Registration
Parking

MOTEL 6 & STUDIO 6

112-Key Investment Opportunity

1150 Wilkins Circle
Casper, WY



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MOTEL 6 & STUDIO 6 | Investment
CASPER, WY | Opportunity

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Motel 6 and Studio 6 in Casper, Wyoming. This combined 112-key hotel is positioned just off I-25 and approximately a 12-minute drive from Casper–Natrona County International Airport, supporting both drive-to demand and regional travel. The property is purpose-built for short-term and extended stays, featuring in-room kitchenettes and weekly-rate functionality that appeals to longer-length-of-stay guests seeking value and convenience.

INVESTMENT HIGHLIGHTS

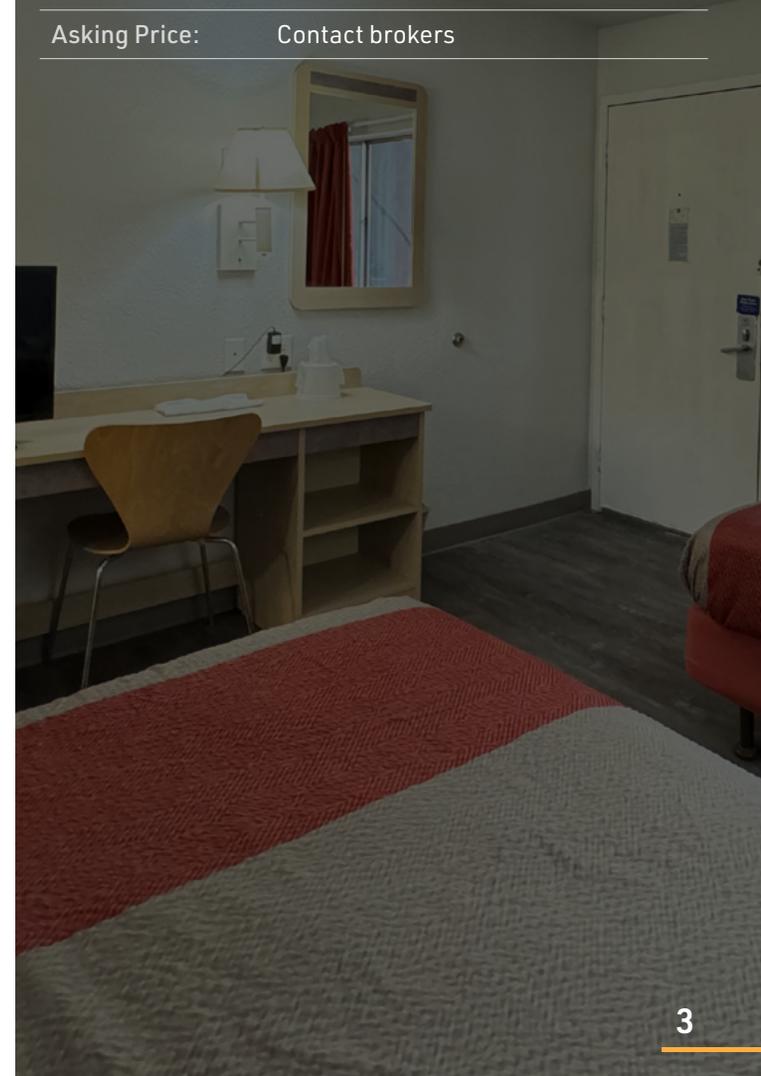
- A combined 112-key (40 Studio 6 / 72 Motel 6), two-story, limited-service / extended-stay hotel
- On-site laundry, in-room kitchenettes and weekly-rate positioning support longer-length-of-stay demand
- Interstate-adjacent positioning just off I-25, supporting consistent drive-to and commercial travel demand
- Approximately a 12-minute drive to Casper–Natrona County International Airport



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ASSET SUMMARY

Address:	1150 Wilkins Circle Casper, Wyoming
Building Size:	33,668 sq. ft. (buyer to verify)
Site Size:	2.84 acres (per county records)
Parcel Number:	33790510200200
Zoning:	C4: Highway Business
Age:	1983
Number of Rooms:	Motel 6: 72 rooms Studio 6: 40 rooms Total: 112 rooms
Asking Price:	Contact brokers



FINANCIAL PERFORMANCE

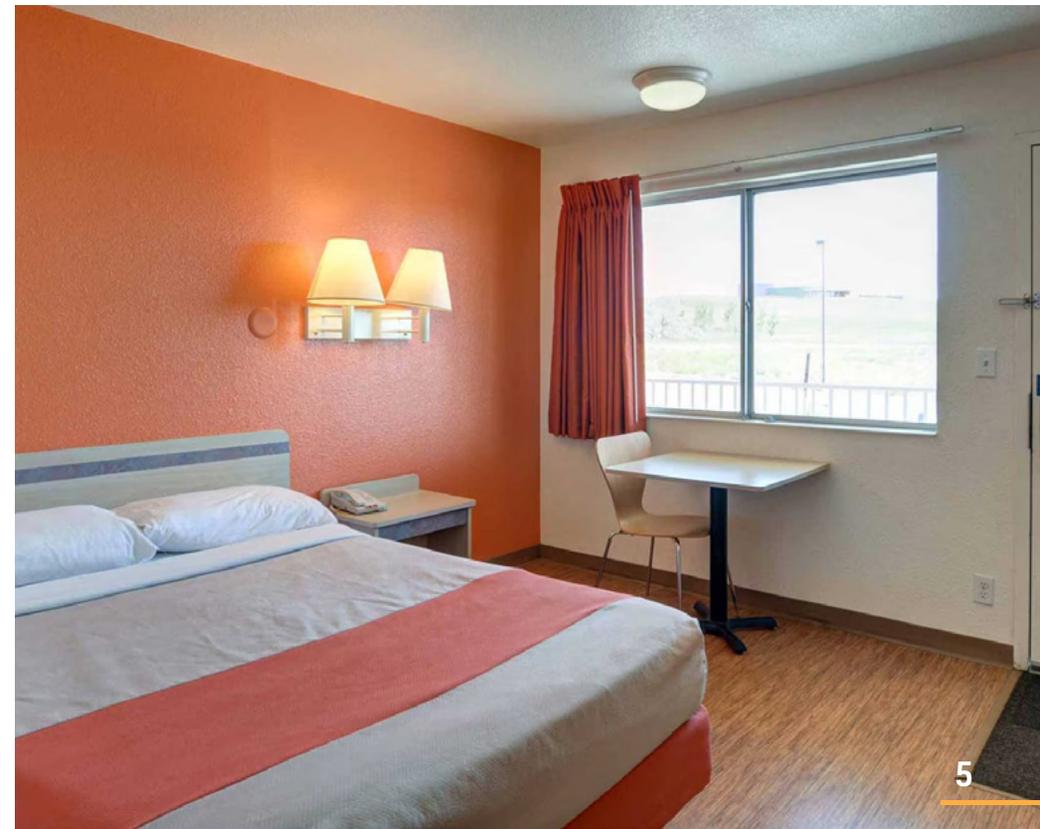
	In-Place	% In-Place	Days in Year Year-Ending % Year 1	365 4/30/27 Year 1	366 4/30/28 Year 2	365 4/30/29 Year 3	365 4/30/30 Year 4	365 4/30/31 Year 5	366 4/30/32 Year 6
Rooms Available:	40,992			40,880	40,992	40,880	40,880	40,880	40,992
Rooms Sold:	25,415			25,754	26,645	26,572	26,572	26,572	26,645
Occupancy:	62.00%			63.00%	65.00%	65.00%	65.00%	65.00%	65.00%
ADR:	\$57.34			\$57	\$59	\$61	\$63	\$65	\$66
Rooms RevPAR:	\$35.55			\$36	\$38	\$40	\$41	\$42	\$43
Operating Revenue									
Rooms	\$1,457,369	97.44%	97.47%	\$1,476,829	\$1,573,723	\$1,616,506	\$1,665,001	\$1,714,951	\$1,771,239
Miscellaneous Income	\$38,320	2.56%	2.53%	\$38,320	\$39,470	\$40,654	\$41,873	\$43,130	\$44,423
Total Operating Revenue	\$1,495,689	100.00%	100.00%	\$1,515,149	\$1,613,193	\$1,657,160	\$1,706,875	\$1,758,081	\$1,815,663
Departmental Expenses									
Rooms	\$145,411	9.98%	9.85%	\$145,411	\$149,774	\$154,267	\$158,895	\$163,662	\$168,572
Total Departmental Expenses	\$145,411	9.72%	9.60%	\$145,411	\$149,774	\$154,267	\$158,895	\$163,662	\$168,572
Departmental Profit									
Rooms	\$1,311,957	90.02%	90.15%	\$1,331,417	\$1,423,950	\$1,462,239	\$1,506,106	\$1,551,290	\$1,602,668
Miscellaneous Income	\$38,320	100.00%	100.00%	\$38,320	\$39,470	\$40,654	\$41,873	\$43,130	\$44,423
Total Departmental Profit	\$1,350,278	90.28%	90.40%	\$1,369,737	\$1,463,419	\$1,502,893	\$1,547,980	\$1,594,419	\$1,647,091
Undistributed Operating Expenses									
Administrative and General	\$8,491	0.57%	0.56%	\$8,491	\$8,746	\$9,008	\$9,278	\$9,556	\$9,843
Payroll	\$225,776	15.10%	14.90%	\$225,776	\$232,549	\$239,525	\$246,711	\$254,112	\$261,736
Information and Telecommunications Systems	\$2,432	0.16%	0.16%	\$2,432	\$2,505	\$2,580	\$2,658	\$2,737	\$2,819
Franchise Fees	\$137,757	9.21%	9.09%	\$137,757	\$141,890	\$146,147	\$150,531	\$155,047	\$159,699
Sales and Marketing	\$3,482	0.23%	0.23%	\$3,482	\$3,587	\$3,695	\$3,805	\$3,920	\$4,037
Property Operation and Maintenance	\$29,718	1.99%	1.96%	\$29,718	\$30,610	\$31,528	\$32,474	\$33,448	\$34,452
Utilities	\$117,845	7.88%	7.78%	\$117,845	\$121,381	\$125,022	\$128,773	\$132,636	\$136,615
Total Undistributed Expenses	\$525,502	35.13%	34.68%	\$525,502	\$541,267	\$557,505	\$574,230	\$591,457	\$609,201
Gross Operating Profit	\$824,776	55.14%	55.72%	\$844,235	\$922,152	\$945,388	\$973,750	\$1,002,962	\$1,037,891
Management Fees	\$134,500	8.99%	4.00%	\$60,606	\$64,528	\$66,286	\$68,275	\$70,323	\$72,627
Income Before Non-Operating Income & Expenses	\$690,276	46.15%	51.72%	\$783,630	\$857,625	\$879,102	\$905,475	\$932,639	\$965,264
Non-Operating Income & Expenses									
Property Tax	\$23,349	1.56%	1.54%	\$23,349	\$24,050	\$24,771	\$25,514	\$26,280	\$27,068
Insurance	\$69,868	4.67%	4.61%	\$69,868	\$71,964	\$74,122	\$76,346	\$78,637	\$80,996
Other	\$0	0.00%	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Income and Expenses	\$93,217	6.23%	6.15%	\$93,217	\$96,013	\$98,894	\$101,861	\$104,916	\$108,064
EBITDA	\$597,059	39.92%	45.57%	\$690,413	\$761,611	\$780,208	\$803,614	\$827,723	\$857,200
Replacement Reserve	\$0	0.00%	3.00%	\$45,454	\$46,818	\$48,223	\$49,669	\$51,159	\$52,694
EBITDA Less Replacement Reserve	\$597,059	39.92%	42.57%	\$644,958	\$714,793	\$731,985	\$753,945	\$776,563	\$804,506

STR REPORT - MOTEL 6

AS OF JULY 2024

Occupancy								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Motel 6 Casper, WY	91.2	-1.4	71.1	-2.3	88.3	7.0	72.1	7.5
Competitive Set	75.1	2.1	60.7	5.0	72.8	3.4	60.1	10.4

Average Daily Rate								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Motel 6 Casper, WY	\$49.25	0.8	\$47.06	-2.1	\$49.22	-2.5	\$47.92	-1.4
Competitive Set	\$82.90	-5.8	\$79.09	-1.0	\$84.28	0.1	\$78.76	3.3

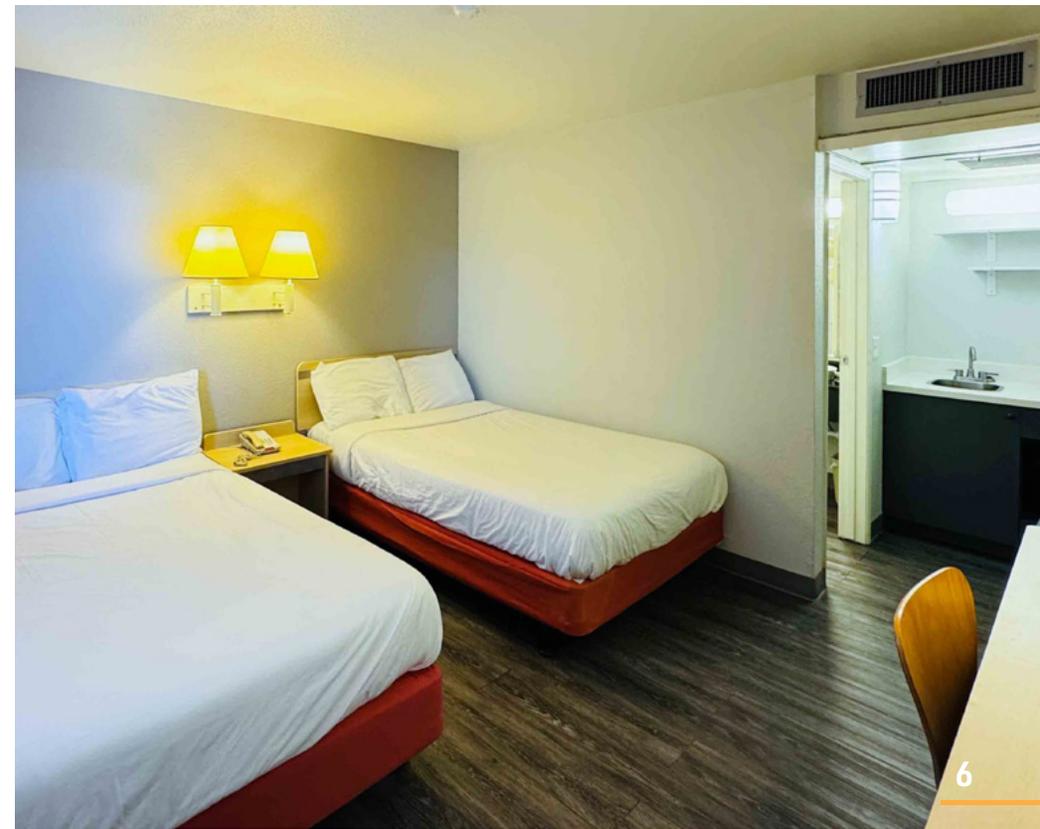


STR REPORT - STUDIO 6

AS OF NOVEMBER 2025

Occupancy								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Studio 6 Casper, WY	38.3	-44.8	59.3	-7.1	52.8	-31.6	57.8	-5.8
Competitive Set	41.2	-9.6	50.4	-19.6	48.5	-19.3	48.8	-19.6

Average Daily Rate								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Studio 6 Casper, WY	\$52.80	-0.6	\$58.35	6.0	\$56.70	2.9	\$58.08	6.3
Competitive Set	\$70.62	-5.8	\$79.14	0.7	\$74.43	2.9	\$78.56	6.3



MOTEL 6 & STUDIO 6 | Investment Opportunity
CASPER, WY

LOCATION HIGHLIGHTS

Casper serves as a regional hub for Central Wyoming, supporting a steady mix of business travel, regional events, and leisure visitation. From the property, guests are within minutes of the Casper Planetarium and the Ford Wyoming Center (formerly the Casper Events Center), with downtown amenities around David Street Station and the Nicolaysen Art Museum a short drive away. Outdoor demand is further supported by the nearby North Platte River recreation corridor and Edness K. Wilkins State Park, a well-known local amenity for trails and river access.



NEARBY RETAIL & AMENITIES



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CASPER, WY



DATA ROOM

[Click Here](#) to view and download the following:

Area Demographics

County Tax Data

Financials

Full STR Report



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