



 NewGen  
ADVISORY

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EXCLUSIVE LISTING:

## Quail Inn

1650 N Oracle Road  
Tucson, AZ 85705

Jigar "Jay" Desai  
Senior Vice President  
AZ #SA675144000

Dinesh "Dan" Rama  
NewGen Advisory NM, LLC  
DESIGNATED BROKER  
NM #20316

|                      |    |
|----------------------|----|
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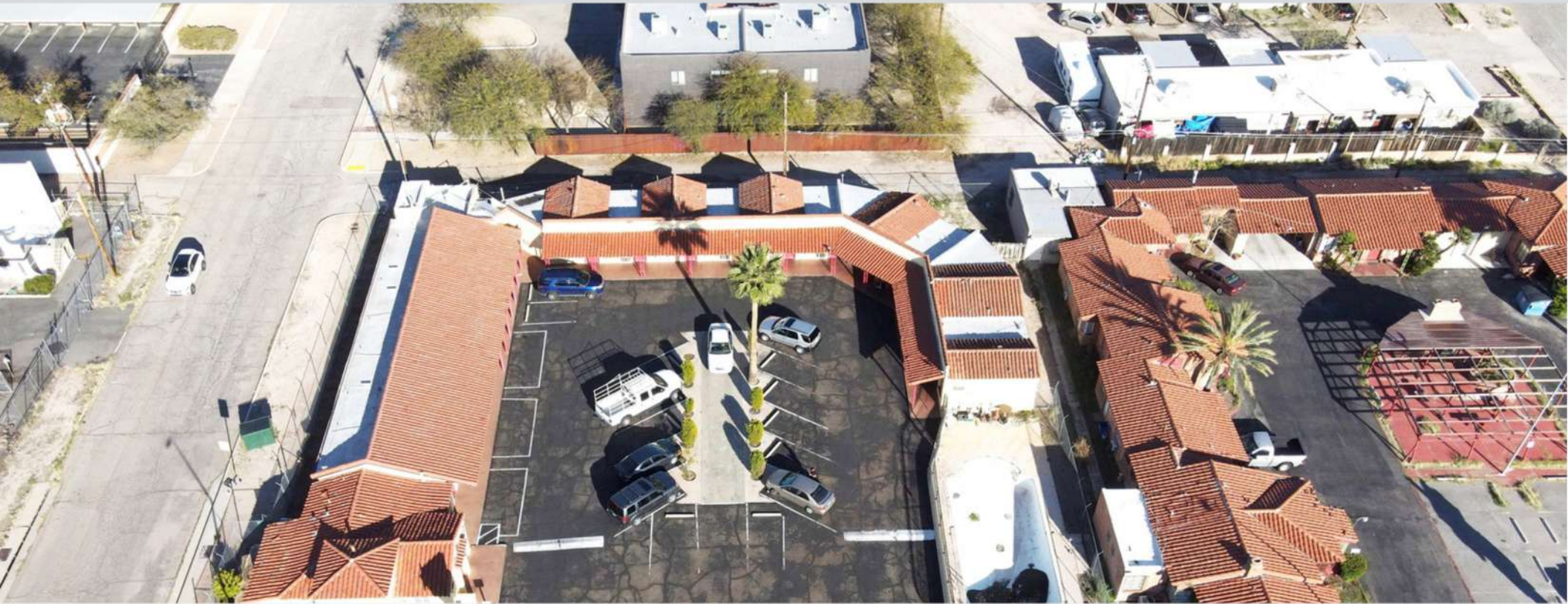
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## INVESTMENT PROFILE

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NewGen Advisory is proud to present the Quail Inn located in Tucson, Arizona. Listed under replacement cost, this hotel is a great opportunity for an investor looking for a turn key property with a great return. This is an ideal opportunity for either an owner/operator or for an alternative use investor looking to repurpose this to a more productive use. Whether the property be kept as a motel or be changed into apartments, affordable housing or operate as a non-profit shelter - the property will thrive. The City is in full support for these conversion projects due to Tucson's severe housing shortage.



## OFFERING SUMMARY

**Sale Price:****\$995,000****Building Size:****3,383 SF****Lot Size:****0.56 ACRES****Year Built:****1946****Number of Rooms:****19****Stories:****1****Zoning:****XX**

## PROPERTY HIGHLIGHTS

- PRIME LOCATION in Central Tucson, Near University of Arizona and Downtown Tucson
- Priced Right for Either Hotel Owner/Operator or Affordable Housing / Non-Profit Organization
- Well Maintained with Pride of Ownership
- 9 Units Include Full Kitchenettes, Rest of Units Offer Water, Gas, and Electric Hookups Already in Place
- Located in an Opportunity Zone



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## PROPERTY IMPRESSIONS

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LOCATION INFORMATION

|                  |                                    |
|------------------|------------------------------------|
| Building Name    | Quail Inn                          |
| Street Address   | 1650 North Oracle Road             |
| City, State, Zip | Tucson, AZ 85705                   |
| County           | Pima                               |
| Market           | Tucson                             |
| Nearest Highway  | Interstate - 10                    |
| Nearest Airport  | Tucson International Airport (TUS) |

BUILDING INFORMATION

|                     |                       |
|---------------------|-----------------------|
| Construction Status | Existing              |
| Framing             | Masonry               |
| Condition           | Excellent             |
| Roof                | Flat and Spanish Tile |
| Free Standing       | Yes                   |
| Number of Buildings | 1                     |
| Corridors           | Exterior              |
| Door Locks          | Traditional Key Locks |
| Foundation          | Concrete Slab         |
| Parking Spaces      | 30+                   |
| HVAC                | Individual PTAC Units |

## Room Specifications

| Room Type                                                        | Unit Number         |
|------------------------------------------------------------------|---------------------|
| Room with One Queen Bed                                          | 1                   |
| Room with Two Double Beds                                        | 2                   |
| Room with One Queen Bed and Kitchenette                          | 3                   |
| Room with One King Bed and Kitchenette                           | 4                   |
| Room with One Queen Bed and Kitchenette                          | 5                   |
| Room with One Queen Bed                                          | 6                   |
| Room with Two Double Beds and Kitchenette                        | 7                   |
| Room with One King Bed                                           | 8                   |
| Room with Two Double Beds and Kitchenette                        | 9                   |
| Room with One Queen Bed                                          | 10                  |
| Room with Two Double Beds                                        | 11                  |
| Room with One Queen Bed                                          | 12                  |
| Room with Two Double Beds                                        | 14                  |
| Room with One Queen Bed Kitchenette                              | 15                  |
| One Room with Two Double Beds and One Room being Used as Storage | 16                  |
| Room with One Queen Bed and Kitchenette                          | 17                  |
| Room with One Queen Bed Kitchenette                              | 18                  |
| Room with One Queen Bed                                          | 20                  |
| 2 Bedroom / 2 Bathroom, Living Room, and Full Kitchenette        | Manager's Apartment |
| <b>Totals</b>                                                    | <b>19</b>           |

## ADDITIONAL PHOTOS

**Quail Inn**  
Tucson, AZ



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**Quail Inn**  
Tucson, AZ





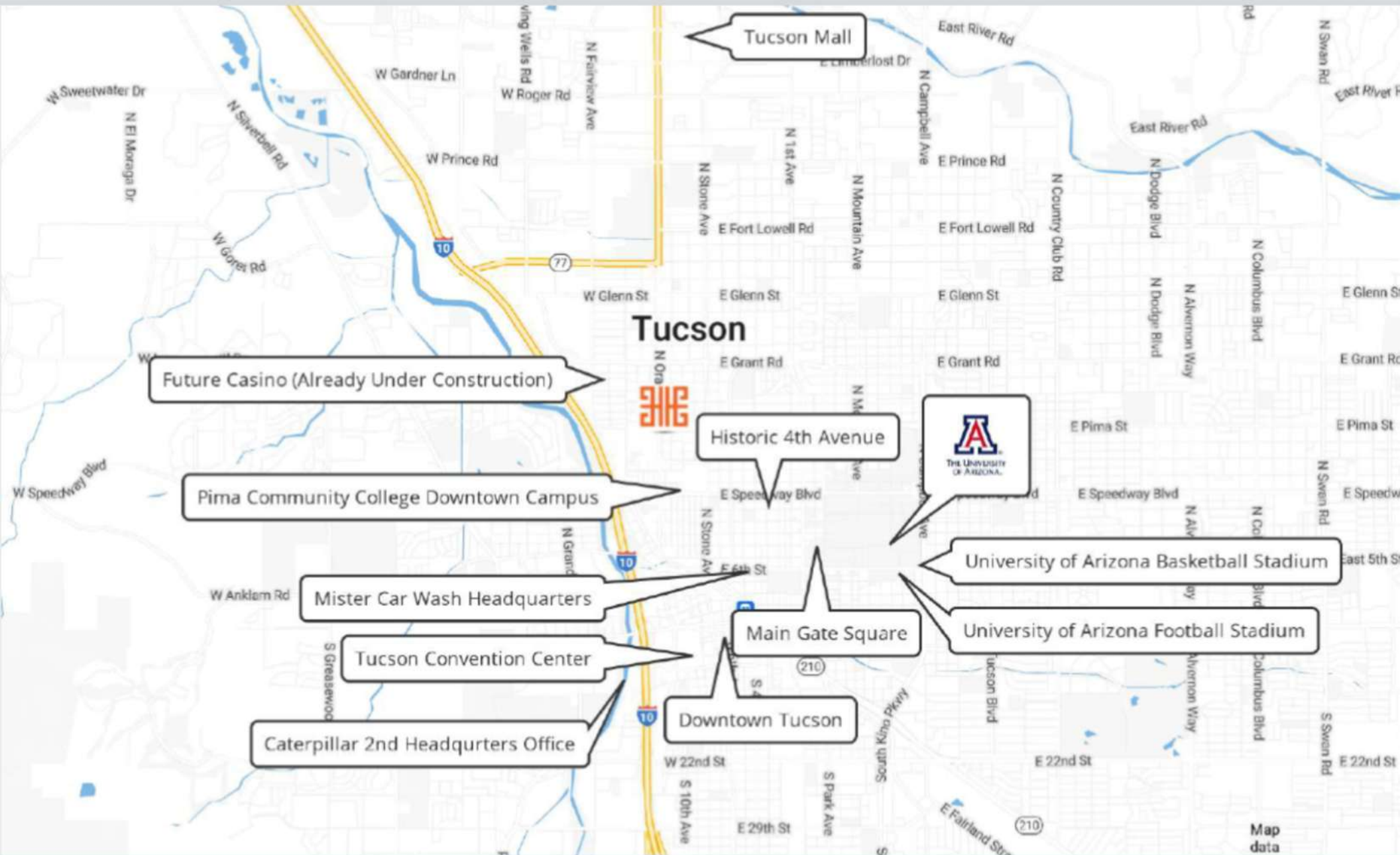
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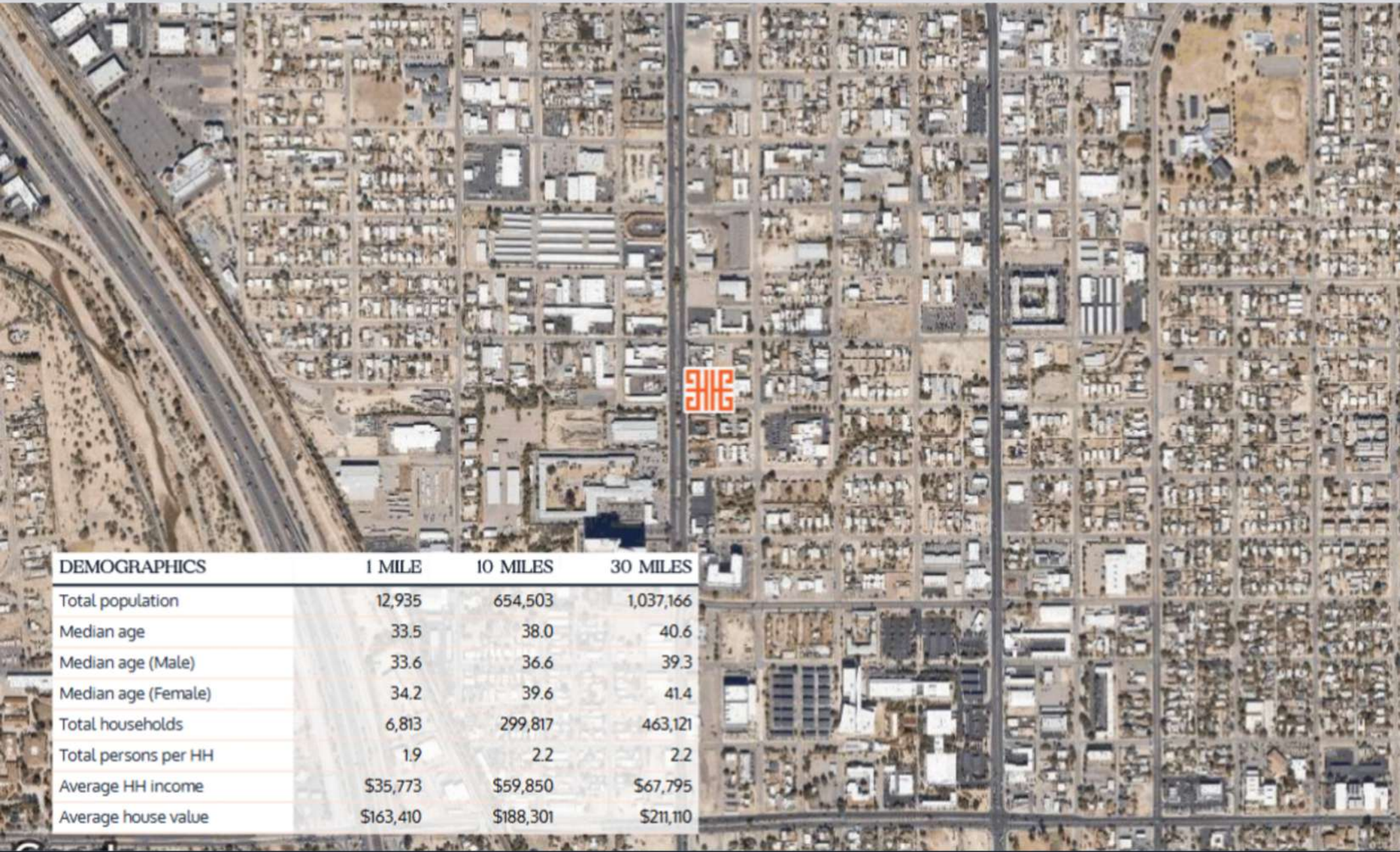
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| DEMOGRAPHICS         | 1 MILE    | 10 MILES  | 30 MILES  |
|----------------------|-----------|-----------|-----------|
| Total population     | 12,935    | 654,503   | 1,037,166 |
| Median age           | 33.5      | 38.0      | 40.6      |
| Median age (Male)    | 33.6      | 36.6      | 39.3      |
| Median age (Female)  | 34.2      | 39.6      | 41.4      |
| Total households     | 6,813     | 299,817   | 463,121   |
| Total persons per HH | 1.9       | 2.2       | 2.2       |
| Average HH income    | \$35,773  | \$59,850  | \$67,795  |
| Average house value  | \$163,410 | \$188,301 | \$211,110 |



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## ADVISOR BIO

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## JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

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DIRECT: 520.664.4091

### 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.

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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.



#### Arizona

1747 E Morten Avenue  
Suite 202  
Phoenix, AZ 85020

#### California

31225 La Baya Dr  
Suite 103  
Westlake Village, CA 91362

#### Colorado

7900 E Union Ave  
Suite 1100  
Denver, CO 80237

#### Georgia

3348 Peachtree Rd NE  
Ste 700  
Atlanta, GA 30326

#### Idaho

950 Bannock St  
Ste 1100  
Boise, ID 83702

#### Illinois

7318 E South St  
Newton, IL 62448

#### Indiana

9465 Counselors Row  
Suite 200  
Indianapolis, IN 46240

#### Iowa

4620 E. 53rd St  
Ste 200  
Davenport, IA 52807

#### Kansas

801 E Douglas Ave  
2nd Floor  
Wichita, KS 67202

#### Maryland

16701 Melford Blvd  
Suite 400  
Bowie, MD 20715

#### Minnesota

2355 Hwy 36W  
Suite 400  
Roseville, MN 55113

#### Missouri

107 W 9th St  
2nd Floor  
Kansas City, MO 64105

#### Nebraska

233 S 13th St  
Ste 1100  
Lincoln, NE 68508

#### North Carolina

3540 Toringdon Way  
Suite 200 #189  
Charlotte, NC 28277

#### New Mexico

500 Marquette Ave  
Suite 1200  
Albuquerque, NM 87102

#### Oklahoma

8211 East Regal Pl, Bridle Trails  
Suite 100  
Tulsa, OK 74133

#### Oregon

5305 River Rd N  
Ste B  
Keizer, OR 97303

#### Pennsylvania

5362 Steubenville Pike  
McKees Rocks, PA 15136

#### Texas

1701 E. Lamar Blvd  
Suite 175  
Arlington, TX 76006

#### Utah

2150 South 1300 East  
Suite 500  
Salt Lake City, UT 84106

#### Washington

1400 112th Ave SE  
Suite 100  
Bellevue, WA 98004