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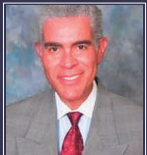
SPERRY COMMERCIAL

2255

2255 WEST PICACHO AVENUE
LAS CRUCES, NM 88007

PERMANENT HOUSING
CONVERSION TO
AFFORDABLE/SENIOR/SPECIALTY
LIVING

Offering Memorandum



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Budget Inn

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3 | FOR SALE |

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

FIRST TIME ON THE MARKET SINCE 1983

Built in 1962, the Affordable Housing Conversion Opportunity comprises an operating motel with 57 rooms on an approximately 1.37-acre lot. Built of 2-story brick/cinder block construction, the long-term owner has converted some individual rooms into one larger room using a double floor plate to accomplish this and is currently operating as a 30-room motel. Some of the rooms have kitchens. Included is a large manager's quarters and a storage area.

PROPERTY HIGHLIGHTS

- Long Term Ownership - First time on the Market since 1983
- Potential to Reposition the Property to 57 Rental Units
- Competitively Priced to Sell as a Motel
- Conversion to Permanent Housing has been experienced in the local market

OFFERING SUMMARY

Sale Price:	\$1,625,000
Number of Rooms:	57
Lot Size:	1.37 Acres
Building Size:	7,497 SF

FOR SALE |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Description



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LOCATION DESCRIPTION

Las Cruces is a city in Doña Ana County, New Mexico, United States, and its county seat. The population was 111,385 at the 2020 census, [making it the second-most populous city in New Mexico, and the largest in both Doña Ana County and southern New Mexico. It is the principal city of the Las Cruces metropolitan statistical area, which encompasses all of Doña Ana County and had an estimated population of 230,000 in 2024. The Property is located near the Historic Downtown area of Las Cruces, which benefits from a steady flow of visitors and residents.

Las Cruces benefits from a diverse employment base anchored by education, healthcare, government, defense, aerospace, and retail. Major employers include New Mexico State University, Las Cruces Public Schools, the City of Las Cruces, Doña Ana County, Memorial Medical Center, MountainView Regional Medical Center, Walmart, Doña Ana Community College, NASA, and federal operations tied to White Sands Missile Range and White Sands Test Facility. MountainView's community profile specifically identifies NMSU, the federal government at White Sands, and MountainView Regional Medical Center as major employers in the market.

From a corporate relocation standpoint, Las Cruces offers a compelling combination of lower operating costs, access to a regional workforce, proximity to El Paso and the U.S.-Mexico border, higher-education resources through NMSU, and nearby federal/aerospace assets including White Sands, NASA facilities, Spaceport America, and Virgin Galactic. The City of Las Cruces also promotes relocation resources, business incentives, industry profiles, and economic-development support for expanding companies.



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Complete Highlights



LOCATION INFORMATION

Building Name	Permanent Housing Conversion to Affordable/Senior/Specialty Living
Street Address	2255 West Picacho Avenue
City, State, Zip	Las Cruces, NM 88007
County	Doña Ana

BUILDING INFORMATION

Number of Floors	2
Year Built	1962

PROPERTY HIGHLIGHTS

- Long Term Ownership - First time on the Market since 1983
- Potential to Reposition the Property to 57 Rental Units
- Competitively Priced to Sell as a Motel
- Conversion to Permanent Housing has been experienced in the local market
- 15.8% Pro Forma CAP Rate

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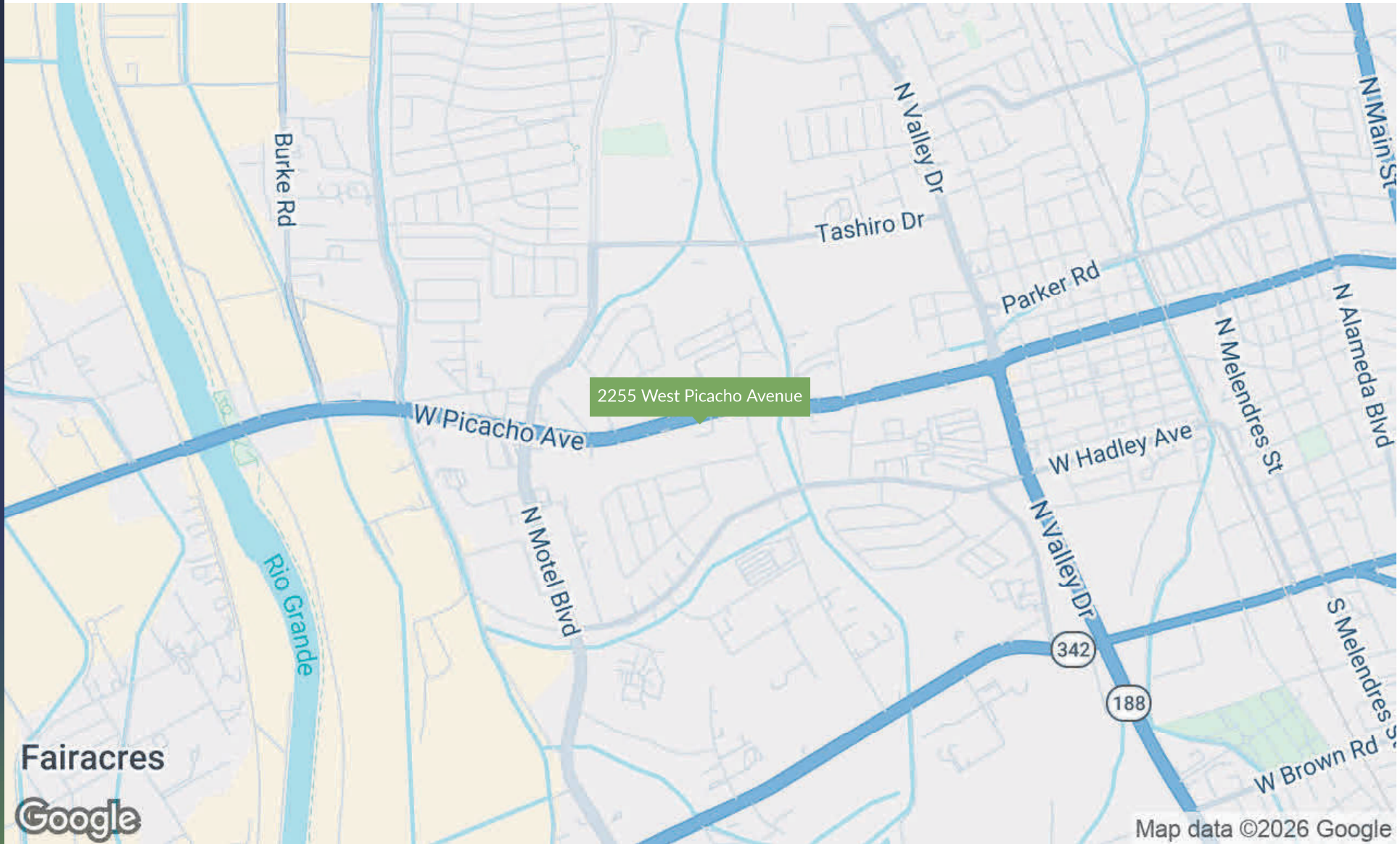
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SECTION 2

LOCATION INFORMATION

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Regional Map



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Aerial Map



2255 West Picacho Avenue

Google

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Retailer Map



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TO

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PROPRYALTY

SECTION 3

FINANCIAL ANALYSIS

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Pro Forma Analysis



Pro Forma Income/Expense Analysis 57 Unit Affordable Housing

		<u>Notes</u>
Gross Scheduled Income:	\$513,000	57 Units at \$750 Per Month
Less Vacancy:	\$25,650	5% Vacancy
Gross Income:	\$487,350	
Less Expenses	\$230,850	Estimated at 45% of GSI
Net Income{	\$256,500	
Cap Rate:	15.8%	