

**FOR SALE** *Mansion by the Square*

**105 S Alarcon St Prescott, AZ 86303**

**Listing Price: \$2,195,000 | (\$219,500 per unit)**



## DESCRIPTION

Located at 105 S Alarcon St  
Historic, fully remodeled, furnished 10  
unit apartment building. The original  
building was constructed in 1895 and  
totally remodeled as a 10 unit  
apartment building in 2021.

## PROPERTY HIGHLIGHTS

- 1 block from the Court House Square
- 10 Unit Apartment building Remodeled in 2021
- Renovated while preserving historic character

## PROPERTY OVERVIEW

Nestled in Prescott's historic Original Townsite, 105 S Alarcon is a beautifully preserved 1895 mansion that has been thoughtfully converted into a 10-unit furnished multifamily property. Spanning approximately 7,274 SF on a 0.19-acre lot, the Mansion House blends timeless architectural charm with a modern touch.



**Associate Broker**

**602-989-3616**

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**Exclusively Listed By: Tom Semancik**

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# Property Features

**Building Size:** 7274 Square Feet **Parcel Number:** 109-01-052

**Parcel Size:** .19 Acres

**Zoning:** BG (Business General), City of Prescott

**Proforma Net Operating Income:**

**\$155,316**

**Cap Rate:** 7.08%



# 105 S Alarcon St | Suite Breakdown

Suite	Floor	Size	Mix	Kitchen	Estimated Furnished Rent
<b>Unit 1 The Lily Suite</b>	Main Floor	±675 sf	2 bd/1 ba	Full Kitchen	Unit 1: \$1550
<b>Unit 1B The Speakeasy Studio</b>	Basement Level	±380 sf	1 bd/1 ba	Full Kitchen	Unit 1B: \$1625
<b>Unit 2 The Grand Suite</b>	Main Floor	±750 sf	2 bd/1 ba	Full Kitchen	Unit 2: \$1500
<b>Unit 2B The Murphy Suite</b>	Basement Level	±850 sf	2 bd/1 ba	Full Kitchen	Unit 2B: \$1750
<b>Unit 3 The Tranquility Suite</b>	2nd Level	±550 sf	1 bd/1 ba	Full Kitchen	Unit 3: \$1725
<b>Unit 4 The Sunset Suite</b>	2nd Level	±660 sf	1 bd/1 ba	Full Kitchen	Unit 4: \$1550
<b>Unit 5 The Symphony Room Studio</b>	2nd Level	±350 sf	1 bd/1 ba	Full Kitchen	Unit 5: \$1000
<b>Unit 6 The Rose Room Studio</b>	2nd Level	±250 sf	1 bd/1 ba	Kitchenette	Unit 6: \$900
<b>Unit 7 The Treehouse Suite</b>	3rd Level	±350 sf	1 bd/1 ba	Full Kitchen	Unit 7: \$1000
<b>Unit 8 The Cabin Suite</b>	3rd Level	±800 sf	2 bd/1 ba	Full Kitchen	Unit 8: \$1650

Total: \$14,250 / per month



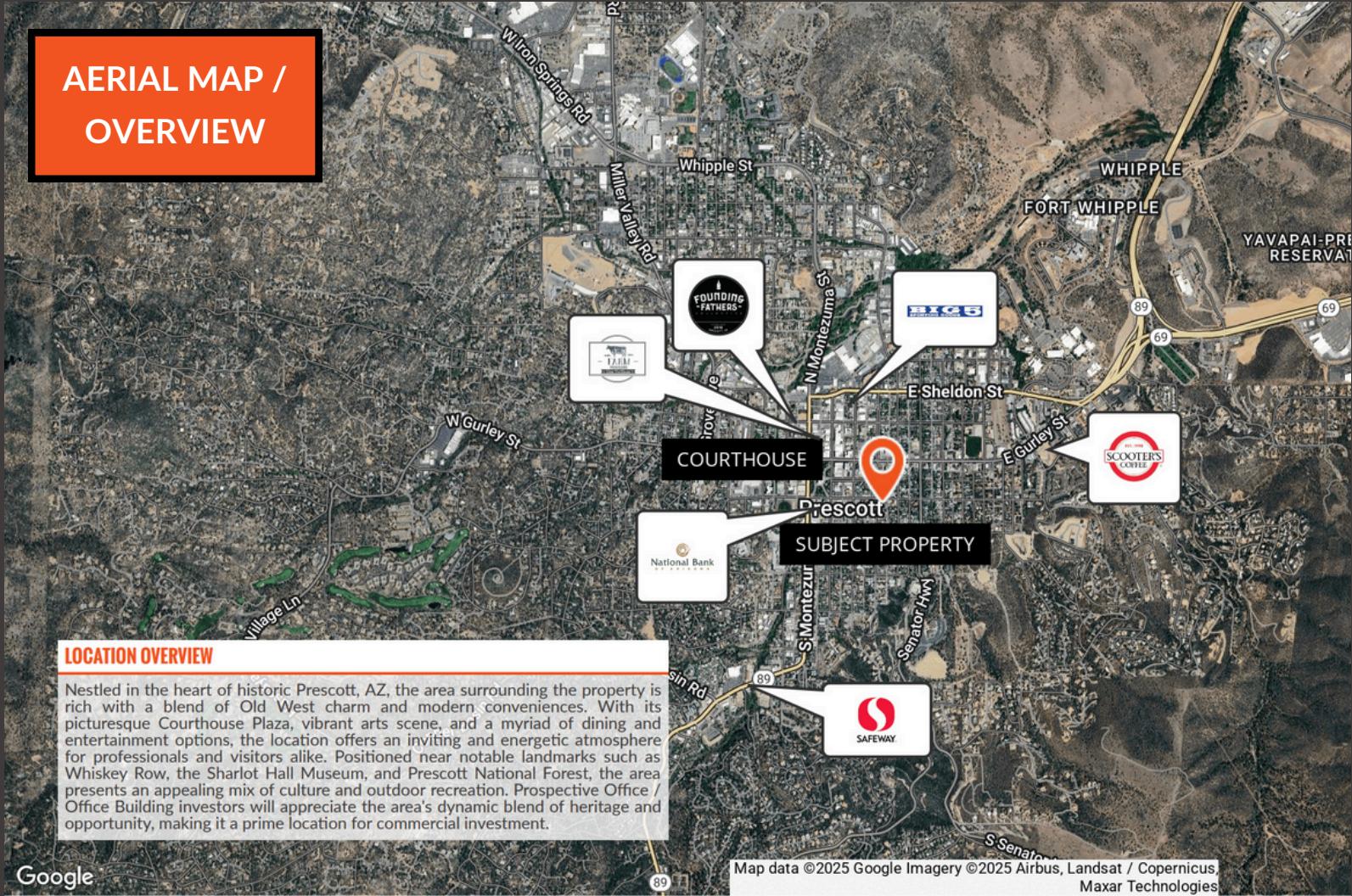
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# 105 S Alarcon Proforma (Year 2024)

<b>Total Gross Rent</b>	<b>\$171,000</b>	(14,250x12 months)
<b>Expenses (From Full Year 2024)</b>		
Water/Sewer/ Trash	\$4,236	
Natural Gas	\$3,288	
Electric	\$8,712	
Wifi	\$2,112	
Real Estate Taxes	\$3,156	
Insurance	\$5,460	
Landscape	\$3,000	
Common Area Clean	\$1,200	
Gutters	\$240	
A/C	\$240	
Boiler Service	\$240	
Tenant Utility Reimbursement (includes wifi)	<b>(\$16,200)</b>	(\$135/month per unit)
<b>Net Expenses</b>	<b>\$15,684</b>	
<b>Indicated Net Operating Income</b>	<b>\$155,316</b>	

## AERIAL MAP / OVERVIEW



Google

### Mansion - 105 S Alarcon



Prescott was ranked #1 Top Western Town by True West Magazine (2021).

Travel spending in Arizona increased 58.2% from \$14.9 billion in 2020 to \$23.6 billion in 2021. Arizona's Tourism was the number one export industry in 2021.

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### 1 Block from Downtown Prescott



Visitors who stay in a hotel, motel or short term vacation rental spent \$11.7 billion in 2021. An increase of 62.3% over 2020. Visitor spending on accommodation grew by approx 1.7 billion in 2021 compared to 2020.

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