

# GAZELLE STAY

807 HIGHWAY 85

Socorro, New Mexico 87801



**EXCLUSIVELY OWNED AND LISTED BY:**

**DMITRY BAER** | Mobile Phone: (602) 432-0080 | [dmitry.baer@orionprop.com](mailto:dmitry.baer@orionprop.com)

**ORION INVESTMENT REAL ESTATE** | Scottsdale Fashion Square Office Building | 7150 East Camelback Road, Suite 425 | Scottsdale, Arizona

**Merline Hensley**

ePro REALTOR

Deming Realty Co LLC

220 S. Gold, Deming, NM 88030

(575) 546-8818, (575) 546-8810 fax, (575) 544-5841 cell

Licensed NM Real Estate Broker #20647



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# EXECUTIVE SUMMARY

Sale Price:	<b>\$2,500,000</b>
Price Per Unit:	<b>\$26,316</b>

### SALE SUMMARY:

**It is currently priced substantially below replacement cost. There is plenty of opportunity for growth with good operation/management. This is a remarkably great price for such an excellent asset. This asset is situated right on the first exit heading north on I-25. All KPI are forecast to rise in 2023 for southern New Mexico.**

### FINANCING AVAILABLE:

- **Seller Financing ( Calls for details )**
- **Possible Trade Option**

### BRAND AFFILIATION:

**Includes Wyndham, G6 or Choice brands, boutique trend can be seen all across the southwestern region and seems to be a preference for large number of people.**



### ASSET SUMMARY:

Property Address:	<b>807 Highway 85   Socorro, New Mexico 87801</b>
Year Built:	<b>1981</b>
Key Count:	<b>95</b>
Floor Plan:	<b>Exterior</b>
Interest Conveyed:	<b>Fee Simple</b>
Zoning Designation:	<b>GC</b>
Parking Ratio:	<b>2.66/1,000 SF (133 Spaces)</b>
Unit Mix:	<b>Double, Double/Double, King (Majority are Double/Double)</b>
Parcel Size:	<b>2.48 Acres (108,029 SF)</b>
Gross Building Area:	<b>31,612 SF</b>
Typical:	<b>15,806 SF</b>
Project Orientation:	<b>Limited</b>
Class:	<b>B</b>
Traffic Counts:	<b>California Street: 17,319 VPD I-25 (CanAm Hwy): 9,697 VPD</b>
Common Amenities:	<b>RV and Semi-Truck Parking, Wi-Fi, Pool</b>

### CONSTRUCTION SUMMARY:

Foundation:	<b>Frame Construction with Concrete</b>
Windows:	<b>Dual Pane</b>
Elevator:	<b>No</b>
Configuration:	<b>2 Stories</b>
Roofing:	<b>Shingles &amp; Cap Sheet (Well Maintained)</b>
Plumbing:	<b>All Copper and PVC</b>
Liquid Chillers:	<b>Carrier</b>
Boiler Systems:	<b>Raypak</b>
Mini Split Option Capability:	<b>Ventus X 12k-220V</b>
Common Amenities:	<b>Pool, Good Room Sizes, Wi-Fi</b>

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## FINANCIAL ANALYSIS

Seller Financing	Interest ONLY ( LTV 80/20 )
Term ( Months)	60
Purchase Price	\$ 2,500,000.00
Preferred Equity	\$ 500,000.00
Debt Capitalization	\$ 2,000,000.00
Interest Charge	8%
Present Value	\$ 2,000,000.00
Payment Monthly	\$ 13,333.00
Debt service	\$ 159,996.00
Interest Paid	\$ 799,980.00
Future Value	0
P/Y	12
C/Y	12

Loan Terms	Traditional Financing, Amort, 60/40
Term ( Years)	10
Amortization Period	30
Purchase Price	\$ 2,500,000.00
Preferred Equity	\$ 1,125,000.00
Debt Capitalization	\$ 1,375,000.00
Interest Charge	6.25%
Present Value	\$ 1,375,000.00
Payment Monthly	\$ 8,466.11
Debt service	\$ 101,593.32
Future Value	-
P/Y	12.00
C/Y	12.00

	Projected Pro Forma	Year 2 Revpar Growth: 10%
Key Count	95	95
Market Revpar	\$ 45.00	\$ 50.00
Room Revenue	\$ 1,560,375.00	\$ 1,733,750.00
Expense Ratio	65%	65%
Projected NOI	\$ 546,131.00	\$ 600,744.00
Debt Service	\$ 159,996.00	\$ 159,996.00
Capital Ex (5%)	\$ 78,000.00	\$ 85,800.00
<b>Net Income</b>	<b>\$ 308,135.00</b>	<b>\$ 354,948.00</b>

Revpar Growth: 10%

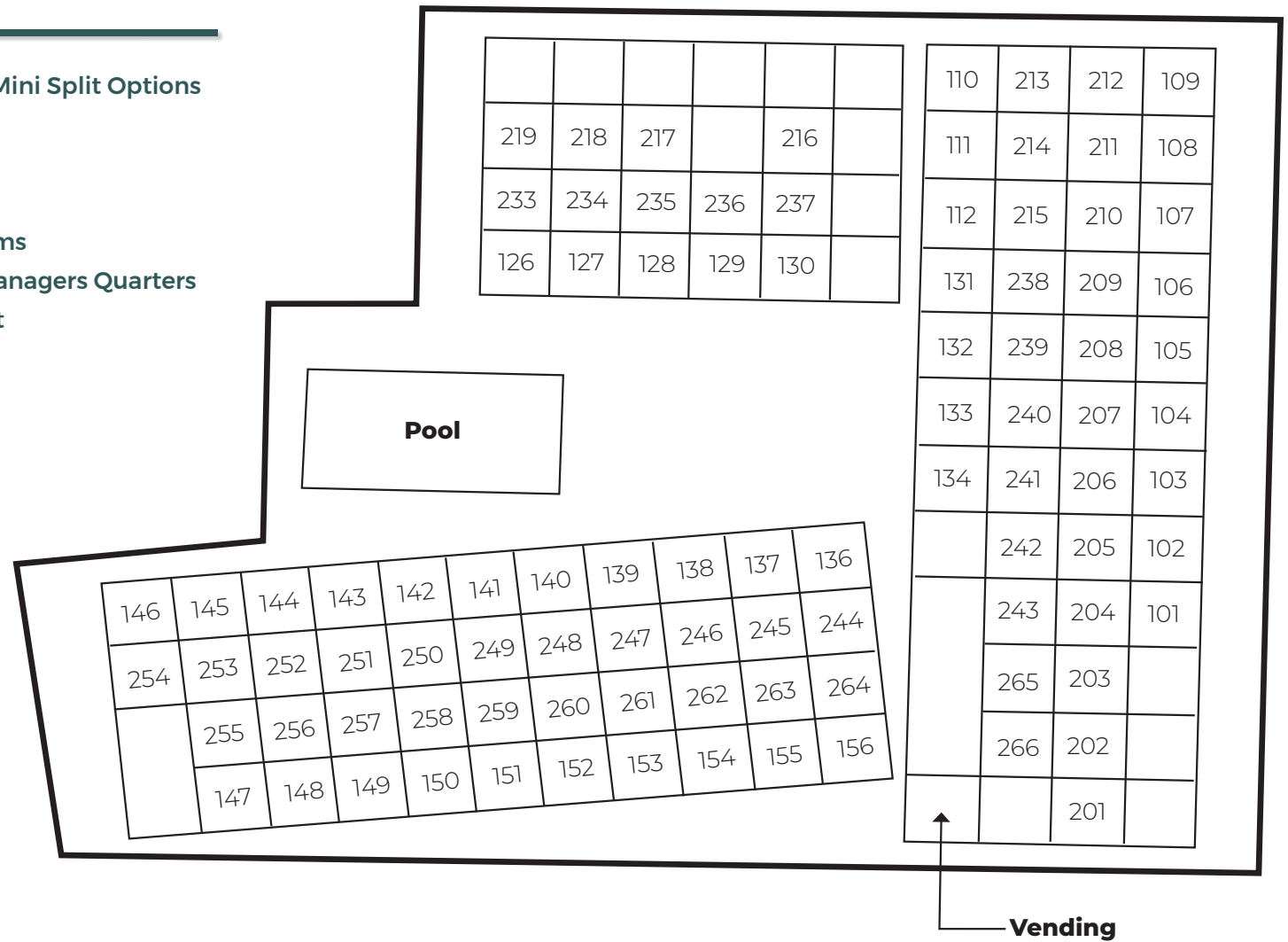


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# PROPERTY SITE PLAN

## INCENTIVES:

- Possible Credit to the Buyer for Mini Split Options
- Covered Land Play Opportunity
- Value Add Opportunity
- I-25 Transient Demand
- Western Hotel Furniture 26 Rooms
- Freshly Renovated Lobby and Managers Quarters
- Unencumbered by Management
- Selling at Elevated Cap Rate!





# PROPERTY PHOTOS





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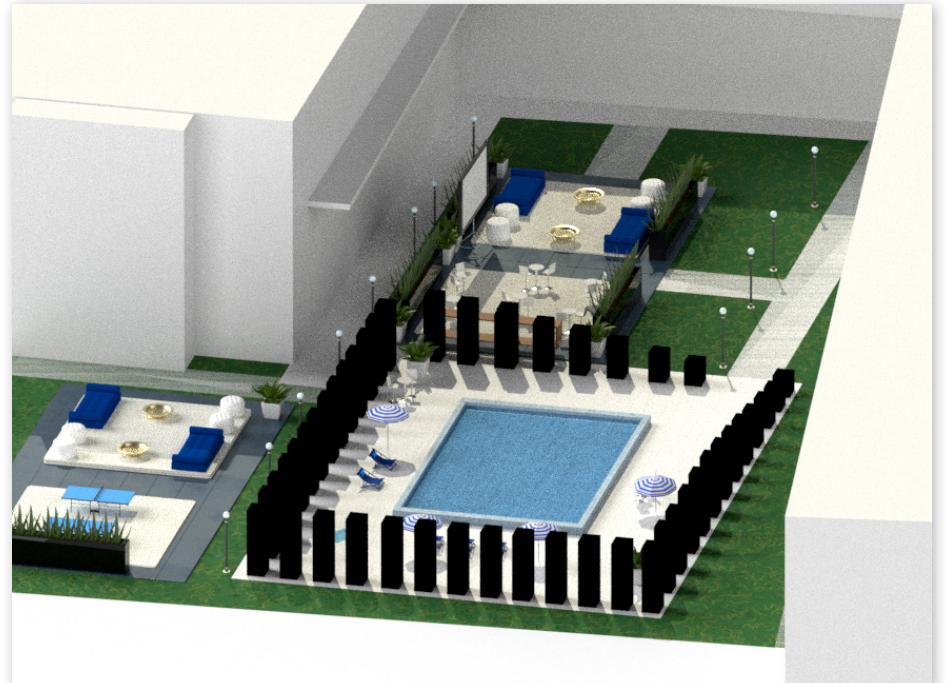
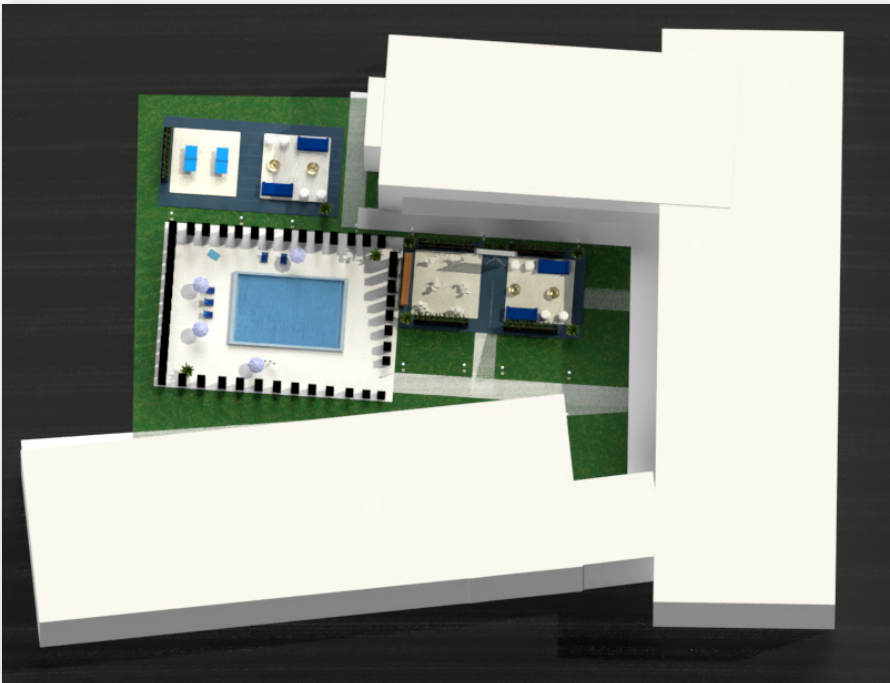
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# INTERIOR PHOTOS





**CONCEPTUAL COURTYARD AREA**  
POTENTIAL FOR ADDITIONAL AMENITIES AND DEVELOPMENT







**DISTANT AERIAL VIEW**

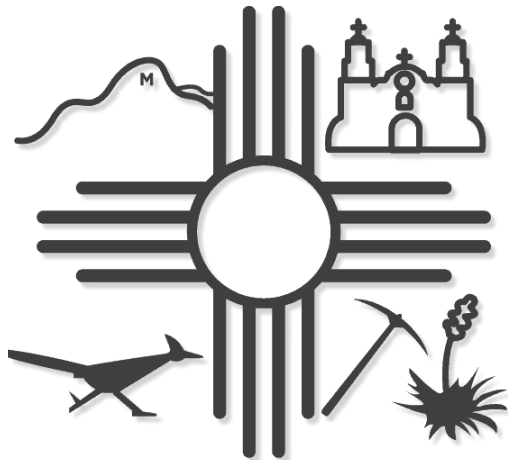


## CITY PROFILE: SOCORRO



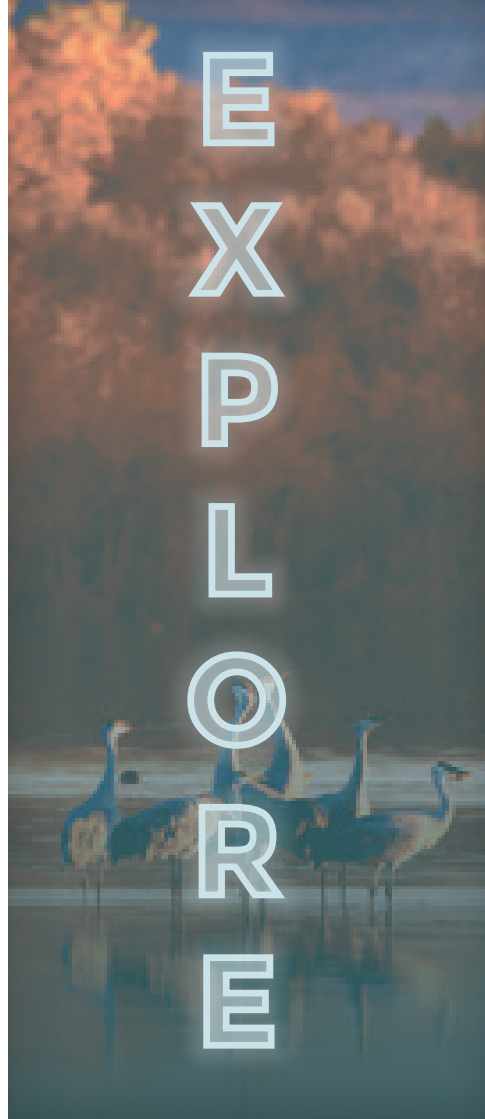
**Socorro** is a city in Socorro County, New Mexico. The city is situated in the Rio Grande Valley, just 74 miles south of Albuquerque and 146 miles north of Las Cruces.

Socorro was a source of help to the first expedition of Spanish families traveling north from Mexico in 1598, led by Don Juan de Oñate y Salazar. Socorro's first inhabitants, Piro-speaking people of the Teypana Pueblo, welcomed the scouting party of Oñate and his men. They showed no fear of the strangers, according to Oñate's official log, and with hand signs told the group what lay ahead.





VISIT  
**SORROCCO**

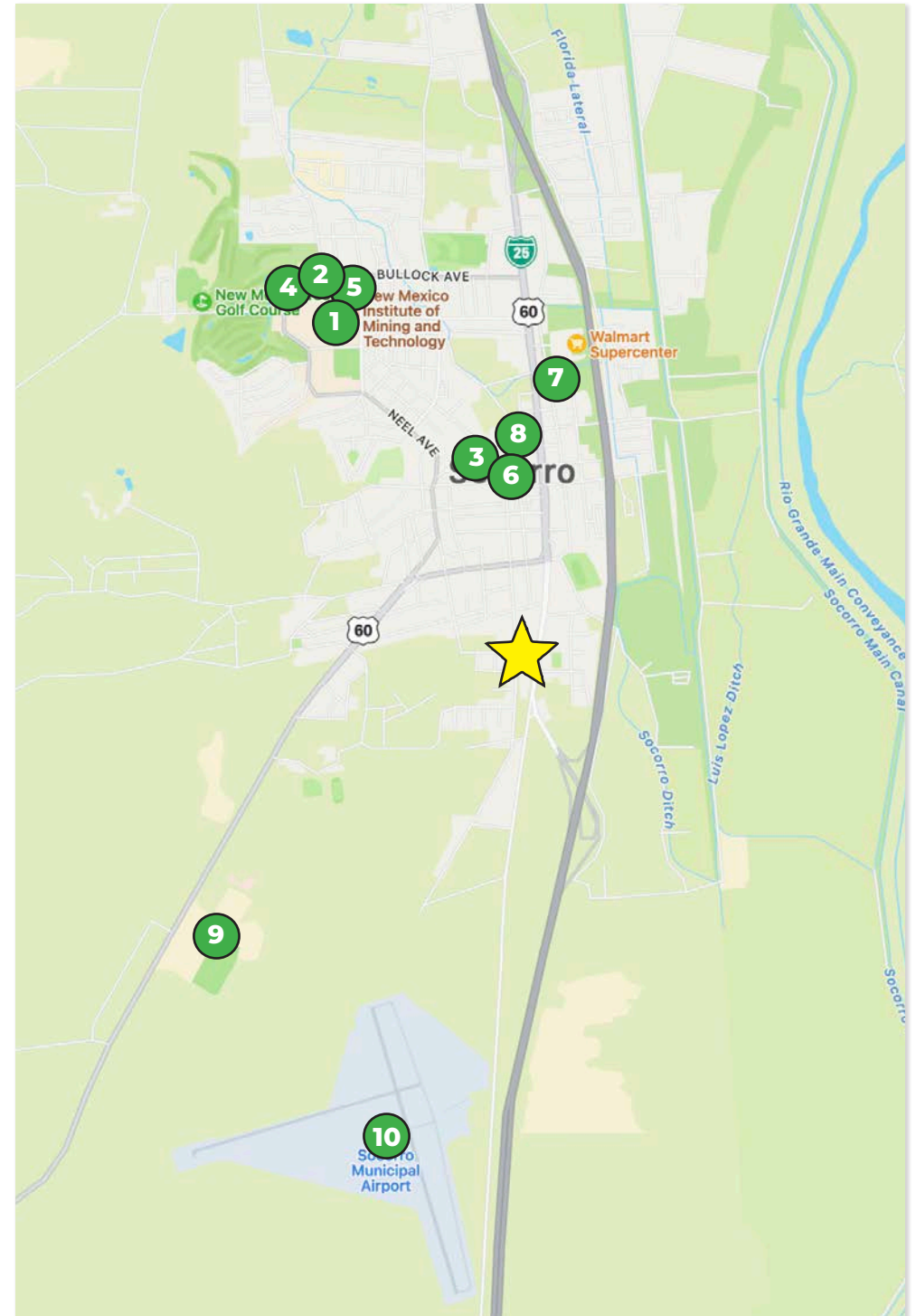


## POINTS OF INTEREST

1. New Mexico Tech
2. The Mineral Museum
3. Socorro Heritage Museum
4. Macey Center
5. Joseph S. Skeen Library
6. Socorro Historic Plaza
7. Hammel Musuem
8. Garcia Opera House
9. Socorro Rodeo & Sports Complex
10. Socorro Municipal Airport



**City of Socorro**  
New Mexico









# THE HEART OF ECONOMIC DEVELOPMENT in the Middle of Rio Grande



**AGRIBUSINESS &  
FOOD PROCESSING**



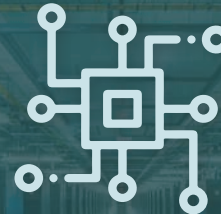
**ARTS, ENTERTAINMENT,  
& RECREATION**



**HEALTHCARE &  
SOCIAL ASSISTANCE**



**RENEWABLE ENERGY &  
FOREST PRODUCTS**



**TECHNOLOGY**



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