

CLIFTON HOTEL

159 & 163 PARK AVE, CLIFTON, AZ 85533

CHRIS BENJAMIN, DB

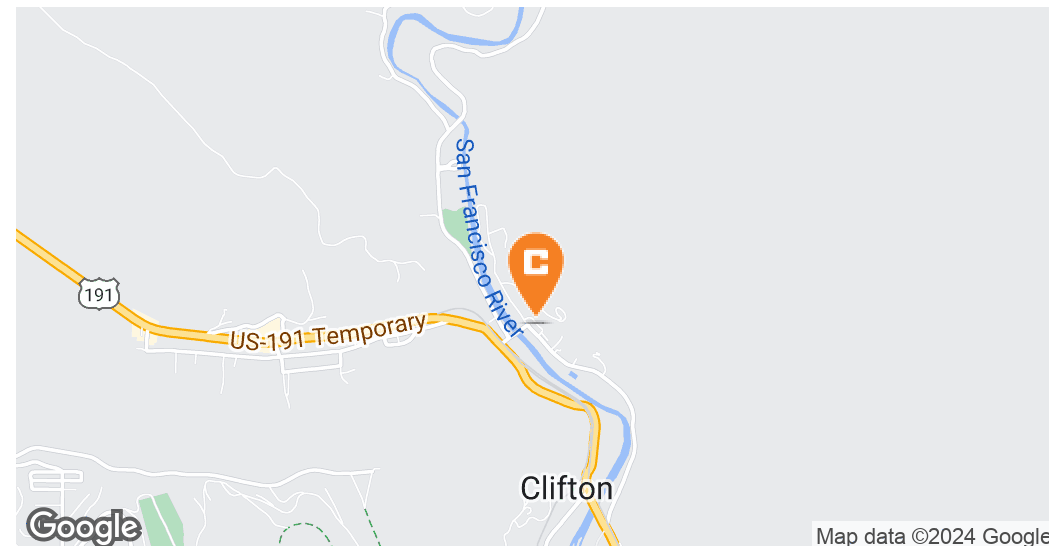
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DUSTIN PRESTON

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PROPERTY SUMMARY



Map data ©2024 Google

PROPERTY DESCRIPTION

Presenting a remarkable investment opportunity in Clifton, AZ. This historic 6,000 SF building, originally erected in 1890 and fully renovated in 2020 with new plumbing, electrical, roof, and floors, stands prominently in the heart of Clifton. Each of its 9 spacious rooms features a kitchen and bath, with two suites boasting claw-foot tubs. The property includes a lucrative full-service (Series 6) bar with a patio area and two newly re-felted pool tables. Additionally, there's a charming work/meeting/dining space equipped with a large table and cozy couch seating, complemented by a wood-burning stove and impressive 14-foot ceilings on the first floor and 10-foot ceilings on the second floor. There is also an owners quarters (1,890 sqft) that could also be used as a rental space if desired.

Offered fully furnished, including many antique pieces (artwork excluded), this property is perfectly suited for a boutique hotel, bed and breakfast, or event venue. It represents the quintessential cornerstone for launching a memorable and prosperous hospitality venture in the Clifton area.

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OFFERING SUMMARY

Sale Price:	\$2,130,000
159 Park Ave (Built 1910)	1,890 sqft
Lot Size:	4,792 SF
163 Park Ave (Built 1890)	6,000 sqft
Lot Size:	6,098 SF

FINANCIAL

Net Income:	\$455,395.80
Total Expenses:	\$222,579.15
Cap Rate:	10.9%

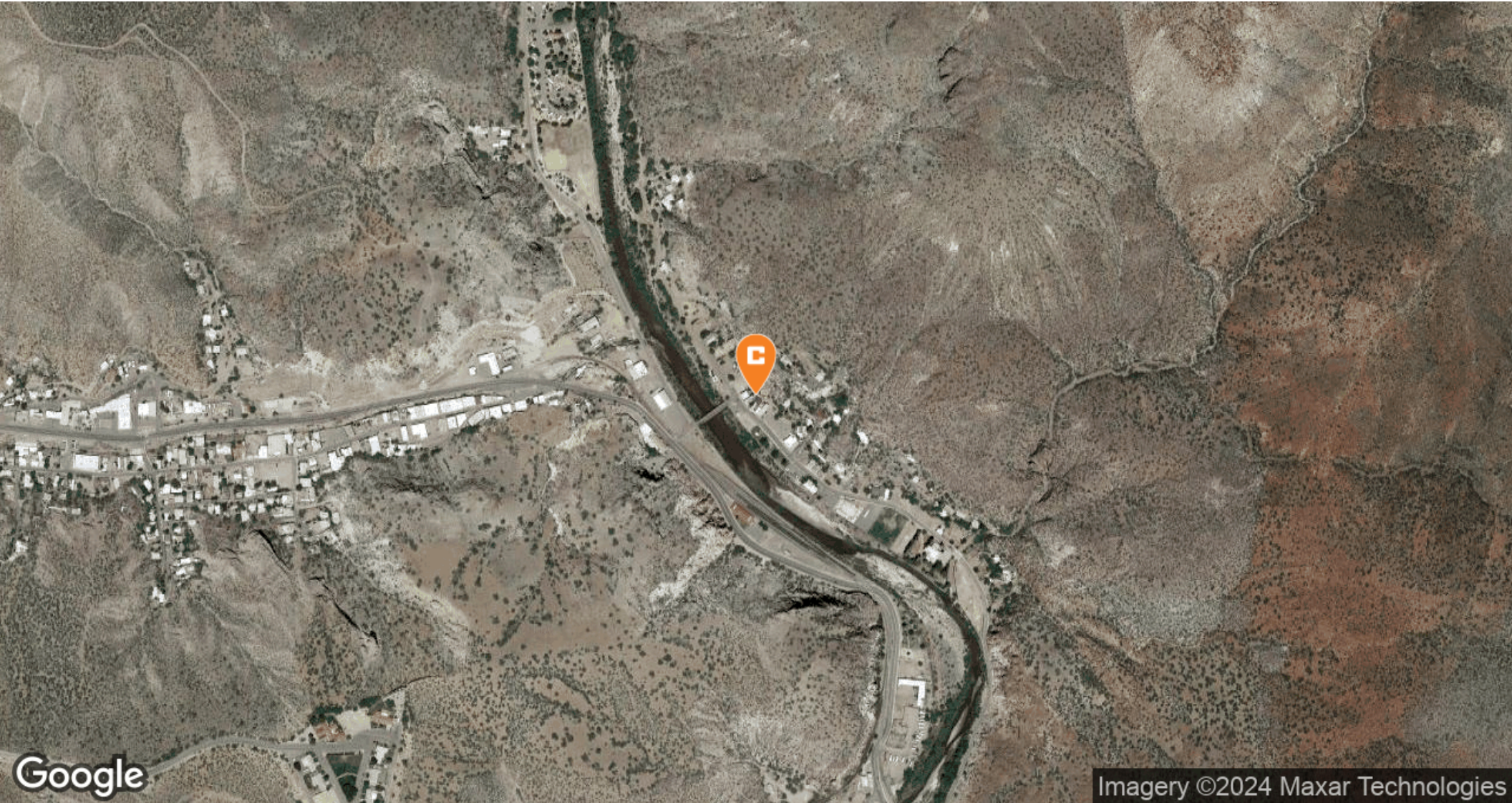
BUILDING PHOTOS



LOCATION MAP



AERIAL MAP





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PROPERTY PHOTOS

INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



PATIO PHOTOS

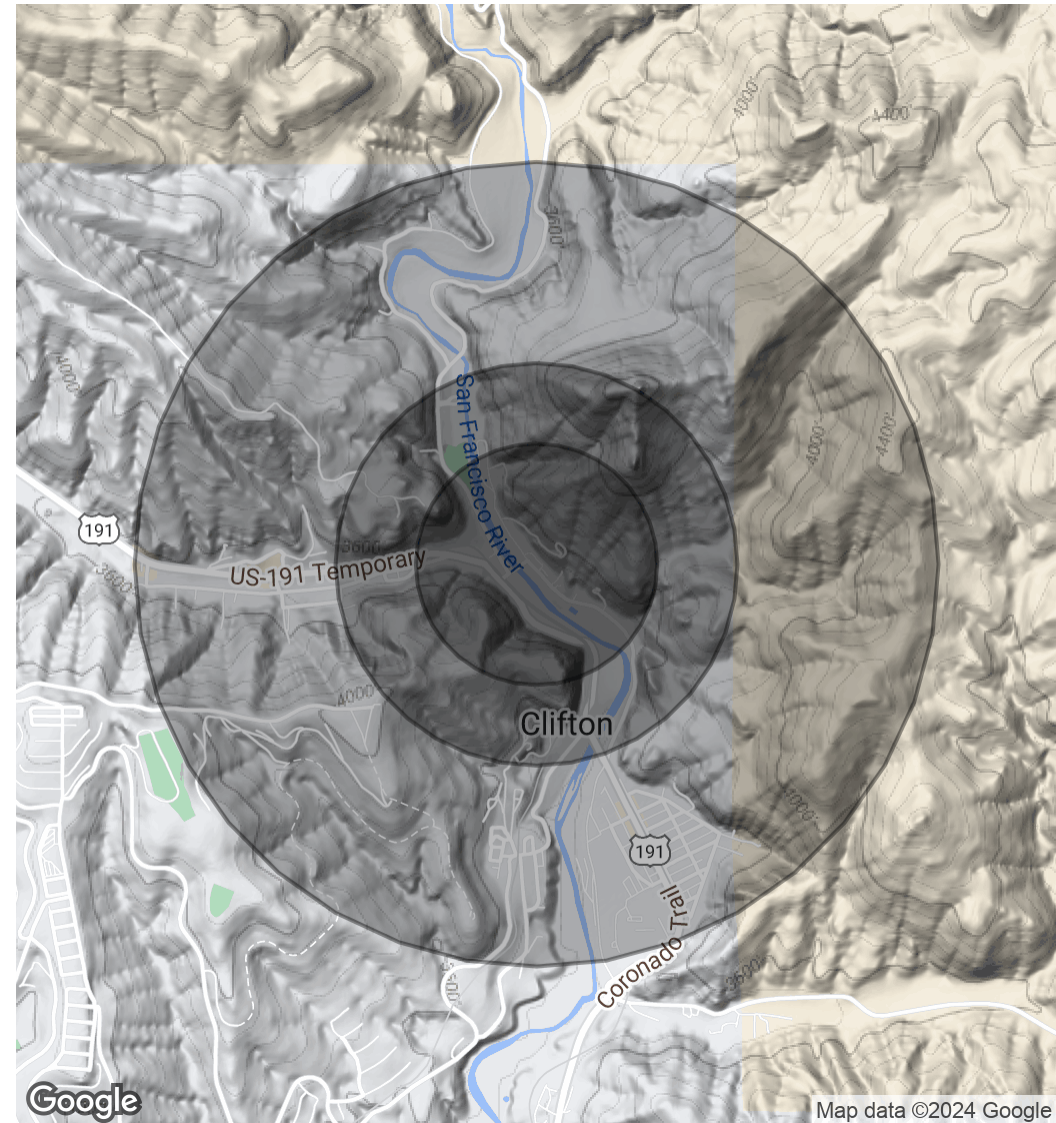


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	68	241	1,052
Average Age	36	36	35
Average Age (Male)	36	35	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	90	386
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$88,043	\$88,324	\$88,609
Average House Value	\$102,421	\$103,913	\$106,250

Demographics data derived from AlphaMap





DUSTIN PRESTON

Agent

dpreston@citytocitycre.com

Direct: **480.254.8429**

PROFESSIONAL BACKGROUND

Dustin Preston is a seasoned professional with over twenty-five years of hands-on experience in the construction industry, specializing in the development of ground-up subdivisions. Having spent an additional eight years navigating diverse real estate transactions, including purchasing, selling, leasing, and managing both residential and commercial properties, Dustin possesses a comprehensive understanding of various sectors within the industry.

In 2022, Dustin strategically pivoted towards multifamily real estate, a decision that has proven successful with the closure of two 506(b) and 506(c) syndications. Currently, he plays a pivotal role as asset management support for a portfolio valued at \$28 million, demonstrating his adeptness in overseeing and optimizing real estate assets.

On a personal level, Dustin's roots in construction run deep, having grown up wielding a hammer and overseeing the construction of subdivisions from inception to completion. His wealth of knowledge encompasses all aspects of construction, coupled with a knack for team management, ensuring projects are executed efficiently and to the highest standards. As a licensed real estate agent, Dustin collaborates with his wife Kristi, focusing primarily on commercial real estate. His passion lies in guiding investors towards multifamily real estate opportunities, offering insights into the myriad benefits of such investments.

Born in Wilcox, Arizona, and Dustin's upbringing in Graham County imbued him with a profound connection to Eastern Arizona's agricultural heritage. With a background steeped in farming, gardening, and ranching, Dustin boasts an intimate familiarity with Wilcox and its surrounding areas, enriching his ability to identify lucrative real estate opportunities in the region. Dustin Preston's commitment to excellence, paired with his extensive industry expertise and deep-rooted ties to the Eastern Arizona community, positions him as a valuable

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CHRIS BENJAMIN, DB

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PROFESSIONAL BACKGROUND

A native of Phoenix, Chris has been involved in numerous aspects of real estate and development for over 20 years in the Valley and its surrounding areas. From real estate brokerage, homebuilding (production and custom), lot development, entitlement, industrial, commercial and speculative land deals, Chris is recognized as an industry leader. He has brokered and/or partnered in over \$500 million in transactions.

His broad range of knowledge, relationships with investors and ability to identify opportunities that provide his clients with industry leading returns has been the key to his continued success. He has relationships with national and international private investors, national and local homebuilders; as well as many levels of local municipality leadership.

Chris is a dedicated husband and father of four, and is very involved in his community. He actively supports such great organizations as: Child Crisis Center, American Cancer Society, Banner Behavioral Health Center-Scottsdale, Valley Big Brothers and Big Sisters, Four Peaks Little League and the Tucson Chinese Cultural Center.

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