

THE FIRM

BROKERAGE

ONSEN HOTEL

OFFERING MEMORANDUM 2024

12921 TAMAR DR, DESERT HOT SPRINGS, CA 92240



DISCLAIMER

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LEARN MORE

Visit our website to learn more about how we can be your ideal partner in finding a commercial real estate at www.firmcompanies.com

THE FIRM
BROKERAGE

OVERVIEW

Welcome to your next investment opportunity – a premier, adult-only Onsen Hotel that redefines relaxation and sophistication. Nestled in the heart of DHS, this stunning retreat features 21 meticulously designed rooms, each showcasing a modern Mid-Century Modern (MCM) aesthetic thanks to a comprehensive down-to-the-studs remodel completed last year.

With an option to expand to 22 rooms by removing the spa, this hotel offers versatile potential for growth and customization. As the highest-rated hotel in DHS, our property boasts an unparalleled reputation for excellence.

Guests indulge in the healing benefits of mineral waters in our exclusive spa, designed to offer a serene escape from everyday stress. Additionally, our pet-friendly policy ensures that no member of the family is left behind, making it a favored choice among travelers who prefer to bring their furry companions.

The Onsen Hotel's strong revenue growth from 2023 to 2024 underscores its thriving success and potential for continued profitability. With a fresh, turnkey condition and a prime location, this hotel is perfectly poised for future expansion and sustained high performance.





PROPERTY DETAILS

ASKING: \$5,450,000

SALE TYPE: INVESTMENT

APN: 642-082-004

YEAR BUILT/ RENOVATED: 1964/2023

PROPERTY TYPE: HOSPITALITY

PROPERTY SUBTYPE: HOTEL

NUMBER OF BUILDINGS: 1

BUILDING SIZE: 10,400 SF

LOT SIZE: 23,522 SF

PARKING: 22

ZONING CODE: VS

FOR SALE
\$5,450,000

CONTACT



JOEL HANDSHUH
THE FIRM BROKERAGE
760-613-1089
joel@firmcompanies.com
DRE: 02162825



ADAM GILBERT
THE FIRM BROKERAGE
760-408-8874
adam@firmcompanies.com DRE:
01914157

ROOM DESCRIPTIONS

QUEEN W/ PRIVATE PATIO



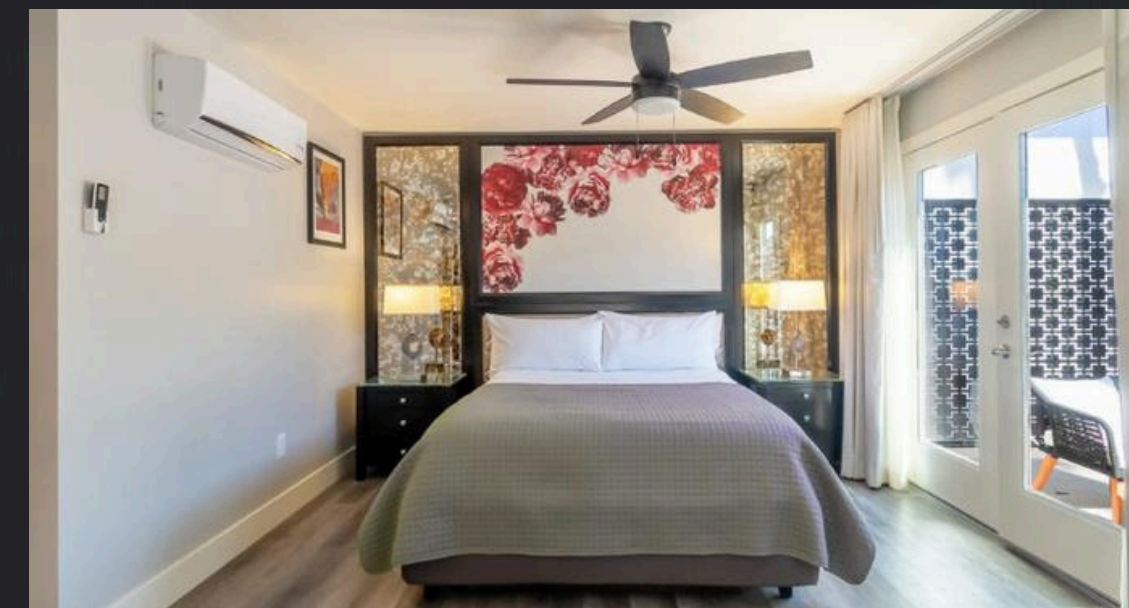
THIS LARGE ROOM FEATURING A QUEEN SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, MINI-FRIDGE, COFFEE MAKER, ARMCHAIR, AND A PRIVATE PATIO.

PERFECT FOR GUESTS WHO LIKE A LITTLE FRESH AIR IN THE MORNING. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.

QUEEN JUNIOR SUITE

THIS JR SUITE FEATURING A QUEEN SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, MINIFRIDGE, COFFEE MAKER, ARMCHAIR, AND A PRIVATE AREA WITH A SOFA BED.

GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.



ROOM DESCRIPTIONS

DOUBLE QUEEN ROOM



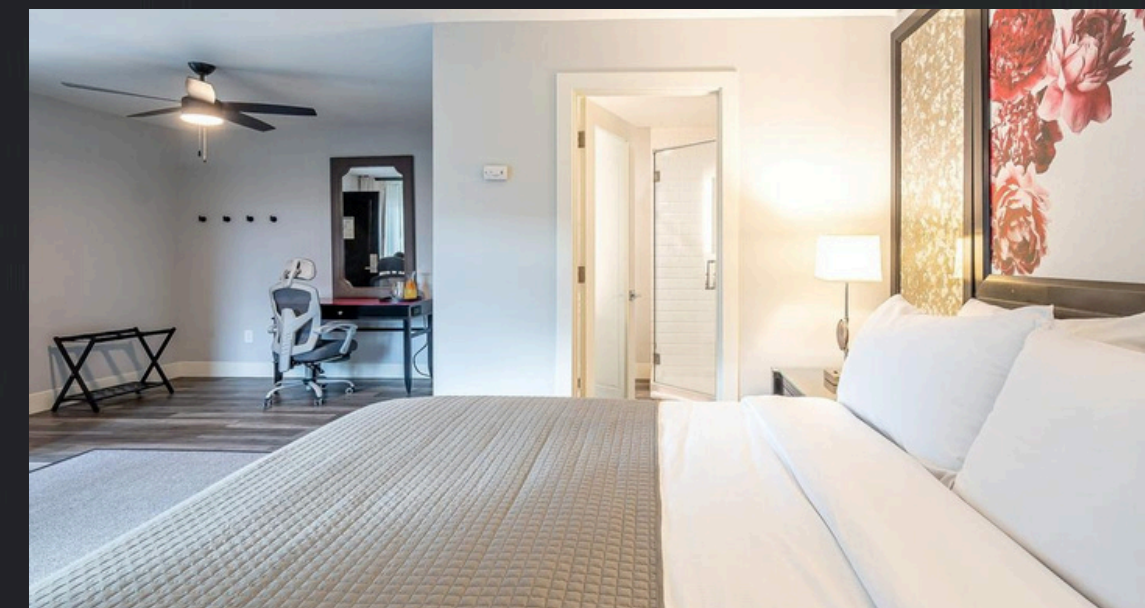
THIS CLASSIC ROOM FEATURING TWO QUEEN SIZED BEDS WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, MINI-FRIDGE, COFFEE MAKER, YOGA MAT AND ARMCHAIR.

PERFECT FOR 2 TO 4 GUESTS. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.

KING ROOM

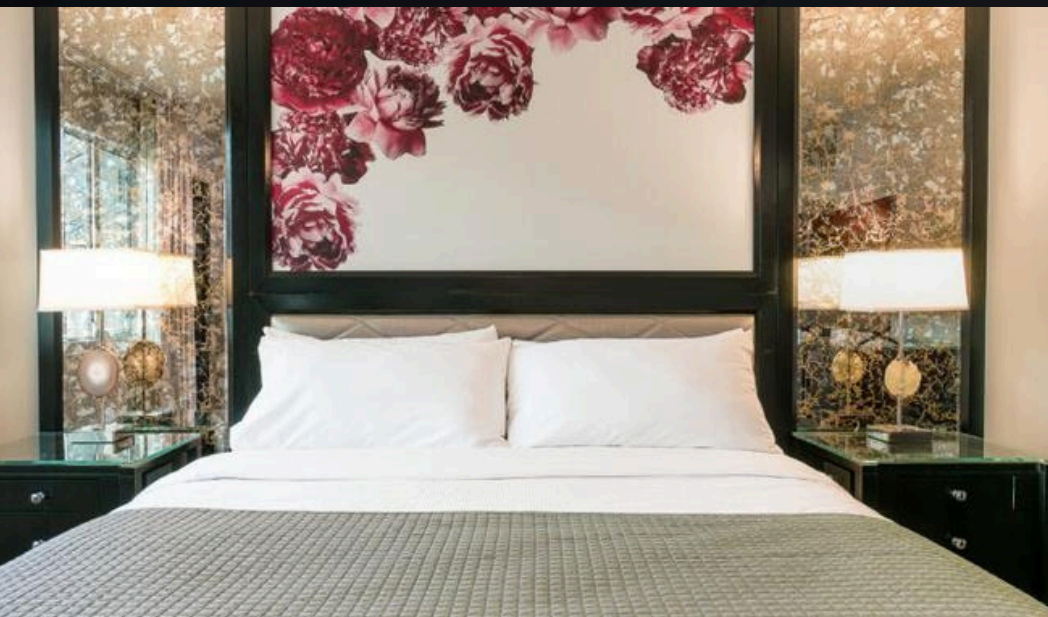
THIS SPACIOUS ROOM FEATURING A KING SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, DESK, GAMING CHAIR, MINI-FRIDGE, COFFEE MAKER, YOGA MAT, AND ARMCHAIR.

PERFECT FOR COUPLES OR SOLO TRAVELERS. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.



ROOM DESCRIPTIONS

KING SUITE



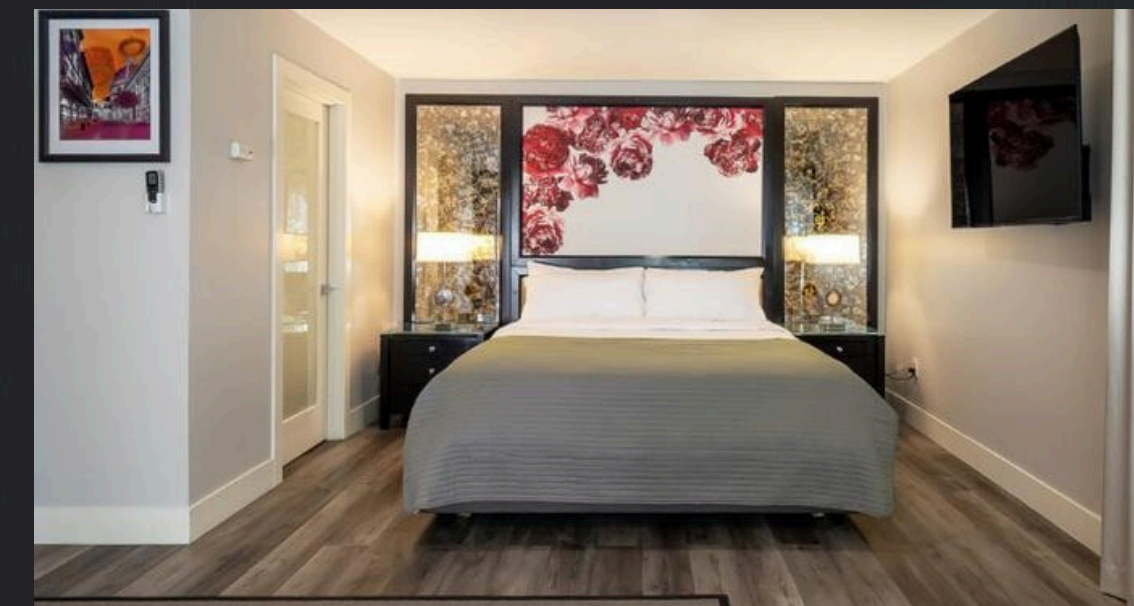
THIS OPULENT SUITE FEATURING A KING SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, DESK, GAMING CHAIR, MINI-FRIDGE, COFFEE MAKER, YOGA MAT, ARMCHAIR, AND SOFA BED.

PERFECT FOR MULTIPLE GUESTS TO SPREAD OUT. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.

ADA KING SUITE

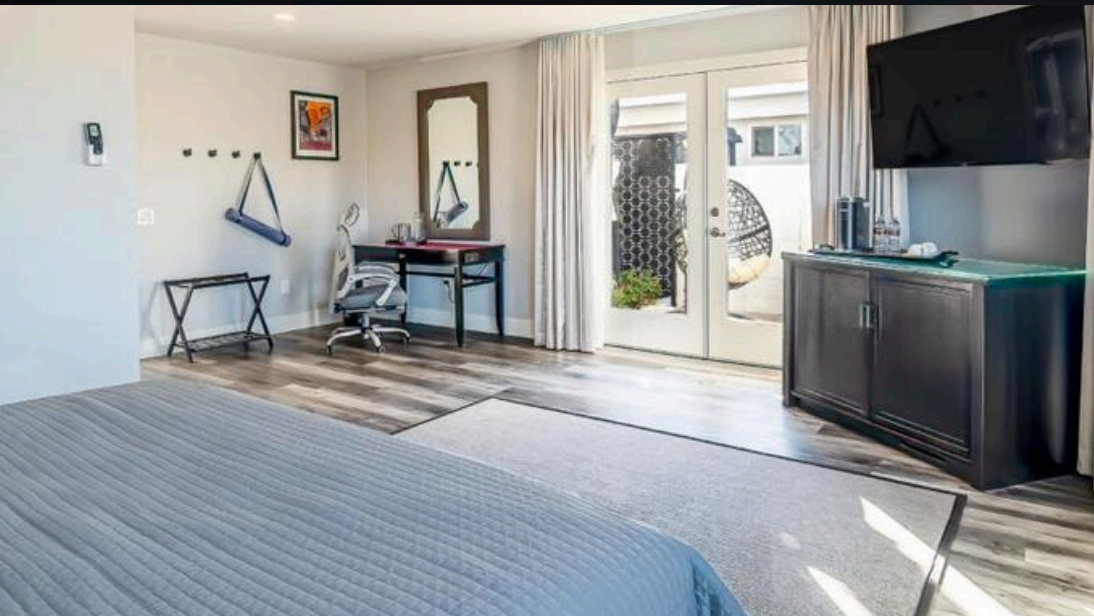
THIS ADA COMPLIANT ROOM FEATURING A KING SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, DESK, GAMING CHAIR, MINI-FRIDGE, YOGA MAT, COFFEE MAKER, AND ARMCHAIR.

GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.



ROOM DESCRIPTIONS

KING W/ PRIVATE PATIO



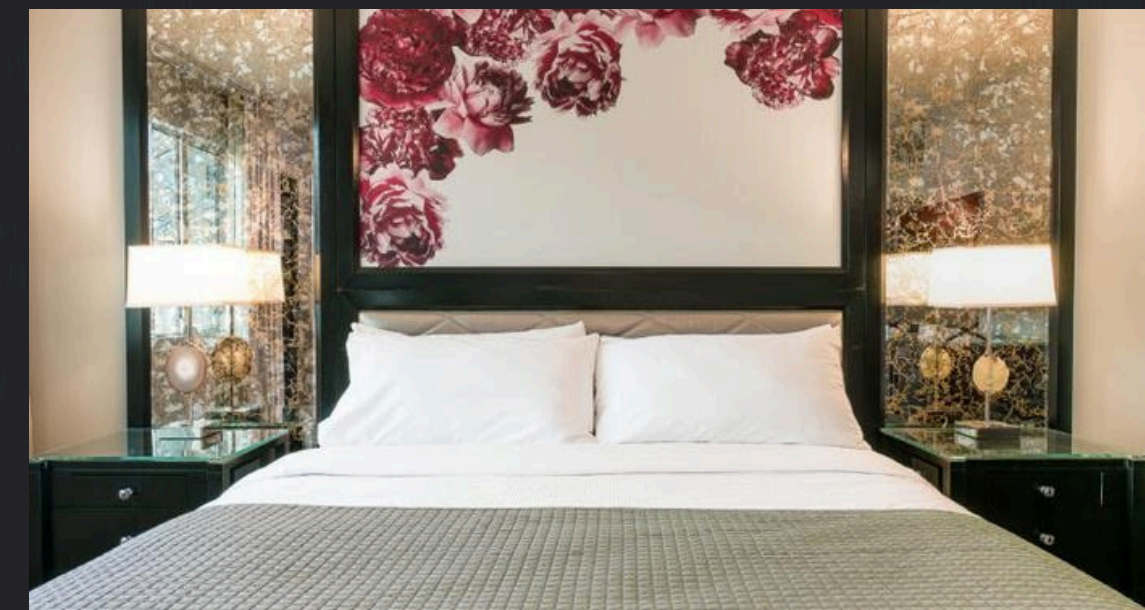
THIS COMFORTABLE ROOM FEATURING A KING SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, DESK, GAMING CHAIR, MINI-FRIDGE, COFFEE MAKER, YOGA MAT, ARMCHAIR, AND A PRIVATE PATIO WITH FURNITURE.

PERFECT TO ENJOY YOUR COFFEE IN THE MORNING OR READ YOUR BOOK AND RELAX WHILE GETTING SOME FRESH AIR. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST. PETS ALLOWED WITH AN ADDITIONAL CHARGE.

QUEEN ROOM

THIS STANDARD ROOM FEATURING A QUEEN SIZED BED WITH HIGH QUALITY LINENS IS AIR CONDITIONED AND FULLY EQUIPPED WITH SMART TV, MINI-FRIDGE, COFFEE MAKER, AND ARMCHAIR.

PERFECT FOR COUPLES OR SOLO TRAVELERS. GUESTS ENJOY COMPLIMENTARY WIFI, PARKING, AND BREAKFAST BUFFET. PETS ALLOWED WITH AN ADDITIONAL CHARGE.





HIGHLIGHTS

EXPANSION

Incredible grounds with opportunity for expansion into the included two adjoining lots with a secondary mineral well. Possibilities include building 20+ additional rooms, a restaurant, a fully built out spa or lounge to drive ROI

GROWING AREA

Discover the expanding charm of DHS and its renowned medical retreat. With rapid development and increasing property values, this area is poised for impressive growth and long-term investment opportunities

TURN KEY PROPERTY

Down to the studs renovation and all FF&E included for this turnkey hotel and spa property.

HIGH VISIBILITY

#1 rated hotel on trip advisor that offers new owners immediate visibility and promotional advantages from day one.

ADDITIONAL REVENUE OPPORTUNITIES

Spa and dining options are poised for rapid activation and expansion to further drive ROI for a new owner



.34AC
Additional Lot Included
with second Mineral well



Onsen Hotel

NEARBY VENDORS AND RESORTS

LOCATION HIGHLIGHTS:

- Less than a mile from major retailers such as Starbucks, Mc Donald's, Grocery Outlet, Stater Brother's, Chase Bank, convenient stores and gas stations.
- Easy access off Palm Drive (main drag of DHS)
- Close proximity to other hotels and resorts that share a similar concept of wellness and retreat like accommodations.

NEARBY RESORTS AND SPAS:

- **Two Bunch Palms**
80-room luxury wellness resort & spa with hot spring wells and event space.
- **The Spring Resort & Spa**
Hidden boutique hotel with 15 rooms, formally known as the "Moors Hotel" that has since been revamped as a tranquil oasis.
- **Azure Palm Hot Spring Resort & Day Spa Oasis**
22-room resort offering high-end spa services and eloquent suites.



THE FIRM
BROKERAGE

CONNECT AND INVEST



JOEL HANDSHUH

JOEL@FIRMCOMPANIES.COM
(760) 613-1089

ADAM GILBERT

ADAM@FIRMCOMPANIES.COM
(760) 408-8874

JOSHUA GILBERT

JOSHUA@FIRMCOMPANIES.COM
(760) 413-9426