

THE FIRM
BROKERAGE

BLACKHAUS

20-Room Luxury Hotel
NNN Offering | NOI: \$456,000



CONFIDENTIAL OFFERING MEMORANDUM

421-424 S Calle Encilia, Palm Springs CA 92262



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.

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CONTACT US



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PROPERTY OVERVIEW

421-424 S Calle Encilia,
Palm Springs CA 92262

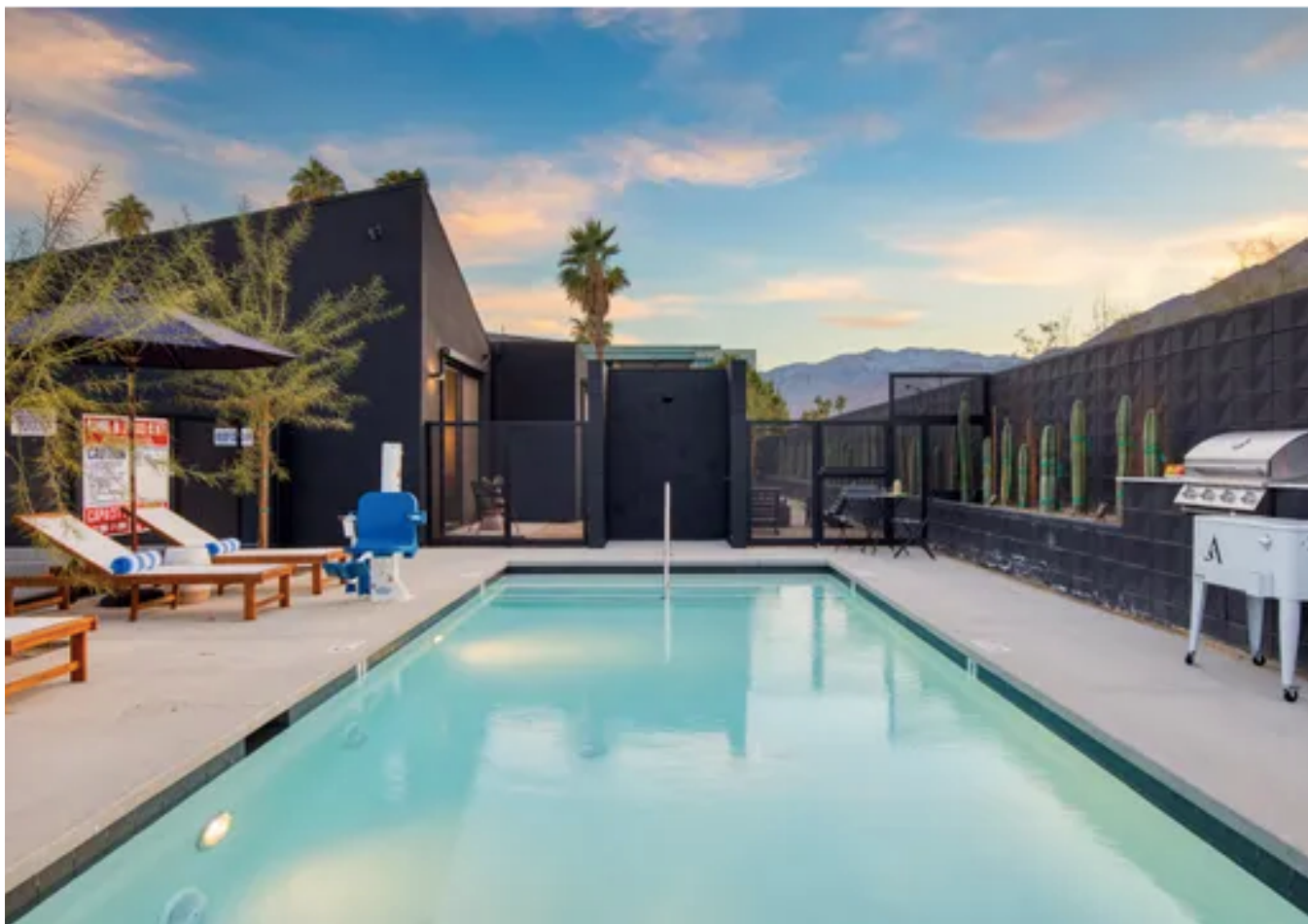
EXECUTIVE SUMMARY

Introducing The Blackhaus Hotel by AvantStay, a premier 20-room hotel now available for sale in the heart of Palm Springs. This property is configured on an AvantStay five year master lease, whereby AvantStay manages the property and all the bookings, allowing for a profitable annual NOI of \$456,000. This favorable NNN lease structure allows the new owner to maximize their profits by minimizing their monthly costs and responsibilities.

Built in 2019 by the acclaimed local architect Chris Pardo, The Blackhaus Hotel is uniquely set on 0.63 acres of fee-simple land, giving the new buyer the freedom to use or develop the property as they see fit. This hotel is turn key ready with top-of-the-line finishes and sleek, contemporary design throughout, reflecting a commitment to high-quality craftsmanship and aesthetic appeal.

With its innovative "hotel-style asset" concept, The Blackhaus Hotel allows for flexible booking options—whether for individual suites, multiple suites, or the entire property for exclusive use with a capacity for up to 40 guests.

Given the continued strong demand for boutique hotels in the Palm Springs market combined with the impressive financial performance Blackhaus has displayed, this property presents a low-risk investment opportunity ready for a new owner to capitalize on.



PROPERTY DETAILS

Asking: \$8,500,000

Sale Type: Investment

APN: 508-094-039

Year Built/ Renovated: 2023

Property Type: Hospitality

Property Subtype: Hotel

Sq. Ft: 6,620 SF

Lot Size: 27,443

Parking: 11

Zoning Code: C1AA

Land: Fee Simple

FOR SALE
\$8,500,000

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ROOM DESCRIPTIONS

The Blackhaus offers a wide variety of booking options, from 1-bedroom rooms to 2, 4, 8, or even a 16-bedroom buyout. The 1 bedroom option is the only listing that does not have a kitchen, laundry, Bocce Ball court, firepit/fireplace, or private bbq access.

KING STUDIOS (8)



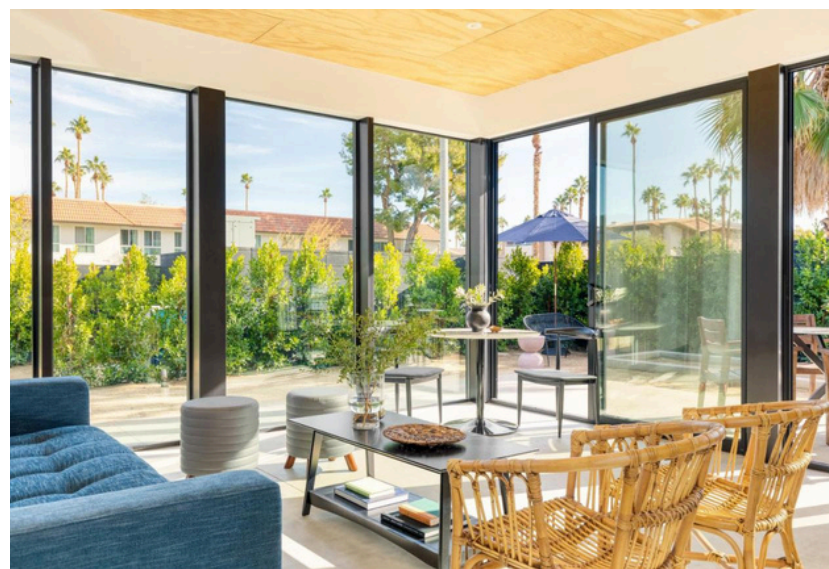
This room offers a King bed, TV, private patio, ensuite bathroom, along with towels, fluffy pillows and comforters. Linens are available for additional sleeping arrangements.

This room does not have access to a kitchen, laundry, Bocce Ball court, or firepit/fireplace. However, there is a communal pool and bbq available for guest use.

SUITES (2 STUDIOS + LOUNGE)

This is a buyout of two bedrooms, each featuring a king bed. This suite has access to a Bocce Ball court, bbq, and firepit.

The kitchen / living area offers 1 queen-sized sleeper sofa for additional sleeping options. There is also a communal pool shared by all guests.



ROOM GALLERY



INVESTMENT HIGHLIGHTS



DOWNTOWN LOCATION ON FEE SIMPLE

Discover the rarity of owning a boutique hotel on fee simple land in the heart of downtown Palm Springs. This unique opportunity offers full ownership and control of a prime property in one of the most sought-after locations, combining exceptional value with unparalleled location benefits.



NNN PROPERTY

Triple Net lease structure, where tenants cover all operating expenses, property taxes, and insurance. Overall annual NOI of \$456,000



TURN KEY

turn-key property built in 2023 that exemplifies modern sophistication. Simple yet refined design style with high-end amenities ready for the next owner to take on.



ARCHITECTURAL SIGNIFICANCE

Crafted by the acclaimed architect Chris Pardo of Elemental Architecture, Blackhaus seamlessly combines contemporary luxury with versatile design, perfectly suited to accommodate the dynamic requirements of group travel.



TAKE OVER OPERATIONS

Opportunity for next owner to take over operations at the end of the Avant-stay lease if so desired.



FINANCIAL ANALYSIS

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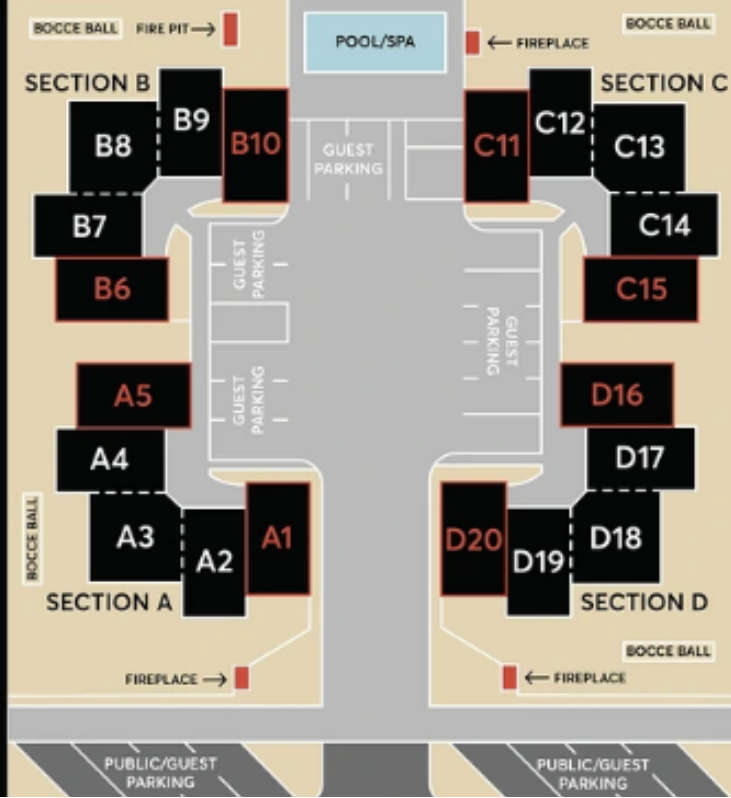
As a NNN property, this offers the opportunity for the new owner to maximize their gross profit by minimizing their monthly costs and responsibilities.

AvantStay is a reputable and well funded firm in the Palm Springs market, and having a profit structure like this is a unique selling point with numerous benefits to the potential future owners who will have the opportunity to take over the operations at some point in the future.

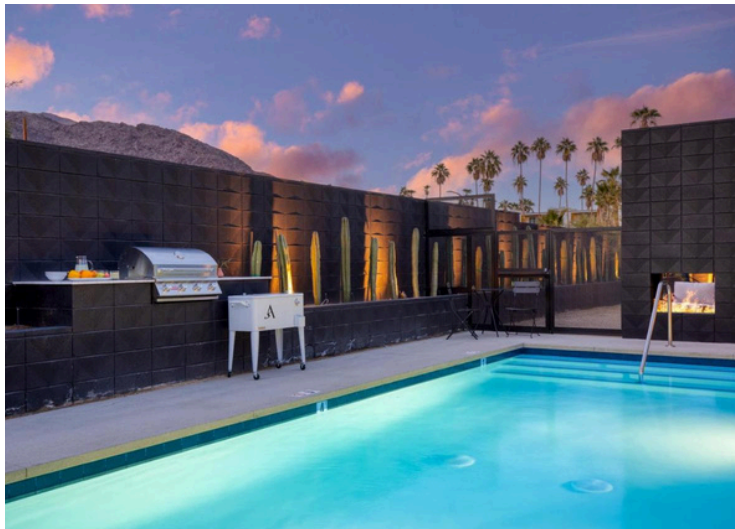


BLACKHAUS
BY AVANTSTAY

-  SUITES
(2 STUDIOS + LOUNGE)
-  STUDIOS



PUBLIC SPACE



PALM SPRINGS MARKET



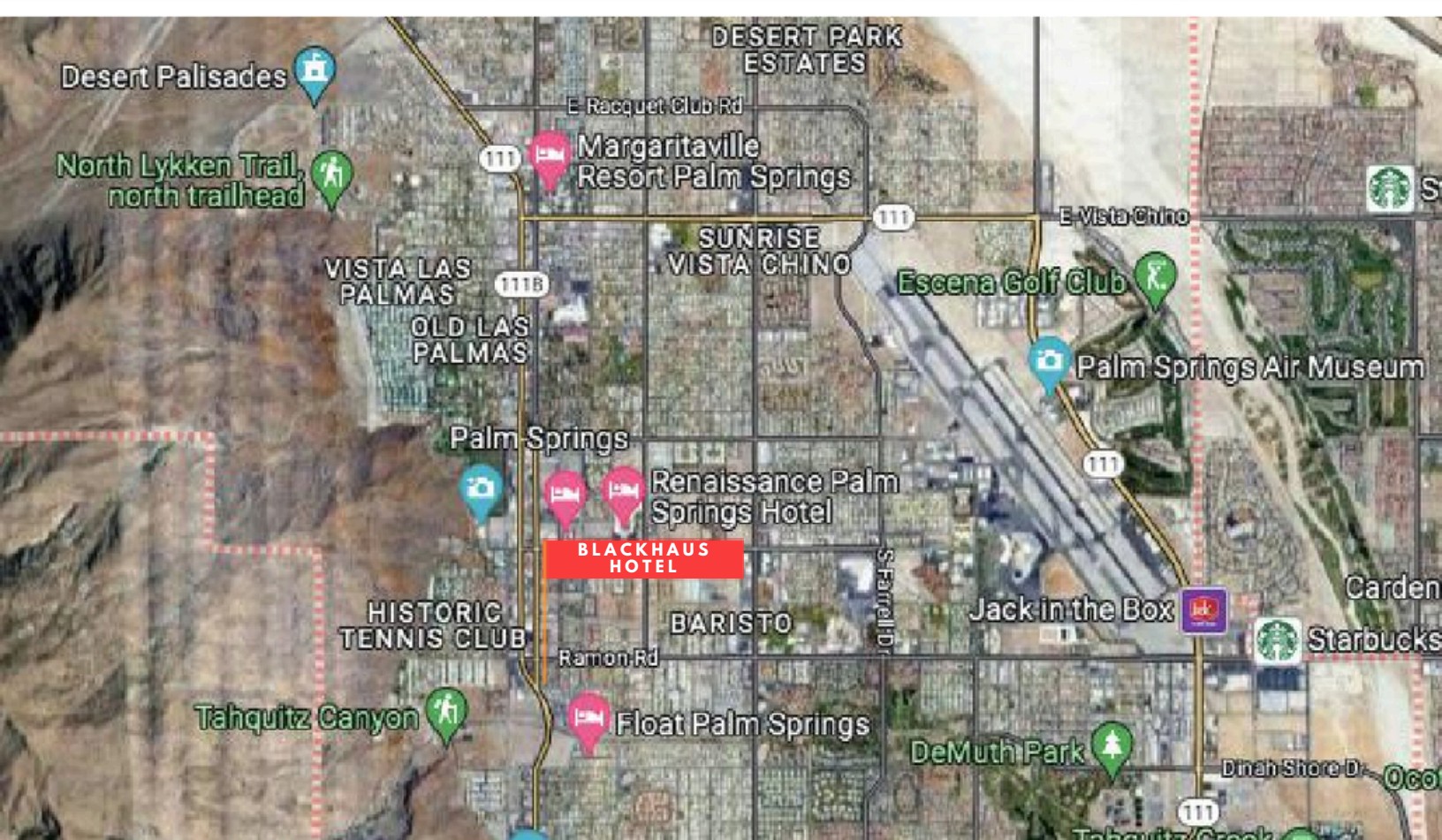
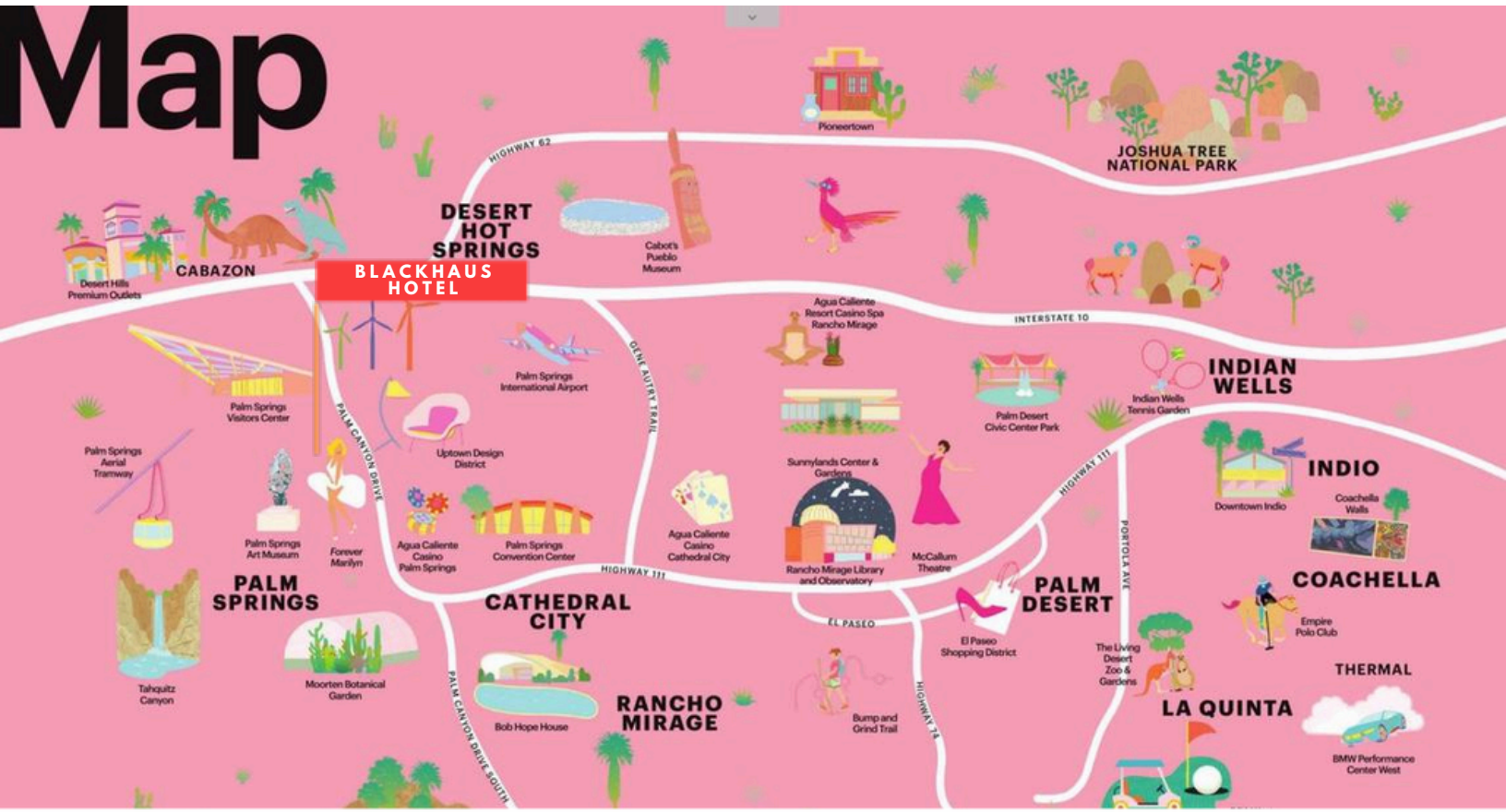
Palm Springs, a city in the Sonoran Desert of southern California, is known for its hot springs, stylish hotels, golf courses and spas. It's also noted for its many fine examples of midcentury-modern architecture. Its core shopping district along Palm Canyon Drive features vintage boutiques, interior design shops and restaurants. The surrounding Coachella Valley offers hiking, biking and horseback riding trails.

The city covers approximately 94 square miles, making it the largest city in Riverside County by land area. more than 10% of the city is part of the Agua Caliente Band of Cahuilla Indians reservation land and is the administrative capital of the most populated reservation in California.

The population of Palm Springs was 44,575 as of the 2020 census, but because Palm Springs is a retirement location and a winter snowbird destination, the city's population triples between November and March.

PALM SPRINGS REGIONAL VICINITY MAP / AERIAL VIEW

Map



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NO. 1 IN COMMERCIAL OPPORTUNITIES

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