

# Tiffany's Condotel

1501 New River, Surf City NC 28445



OFFERING MEMORANDUM



# Tiffany's Condotel

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

*Inquire today:*

**Silvestre Madrigal**

Century 21 Commercial Cornerstone Group

(562) 843-3495

c21ccgroup@gmail.com

Lic: CalDRE #01363650



01

Executive Summary

Investment Summary

TIFFANY'S CONDOTEL



## OFFERING SUMMARY

ADDRESS	1501 New River Surf City NC 28445
TOTAL ROOMS	28

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,999,000
PRICE PER KEY	\$142,821

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	670	3,686	11,616
2022 Median HH Income	\$82,345	\$71,010	\$72,467
2022 Average HH Income	\$123,071	\$96,954	\$96,195







02

Property Description

Property Features

TIFFANY'S CONDOTEL



## PROPERTY FEATURES

TOTAL ROOMS

28





# Tiffany's Condotel

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Inquire today:*

**Silvestre Madrigal**

Century 21 Commercial Cornerstone Group

(562) 843-3495

c21ccgroup@gmail.com

Lic: CalDRE #01363650