

PRIME MULTIFAMILY OPPORTUNITY WILLIS STREET

215 EAST WILLIS STREET,
PRESCOTT, AZ 86301

MATTHEW FISH
480.309.1089
matt@arizonacre.com



OFFERING MEMORANDUM

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Arizona Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Arizona Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Arizona Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

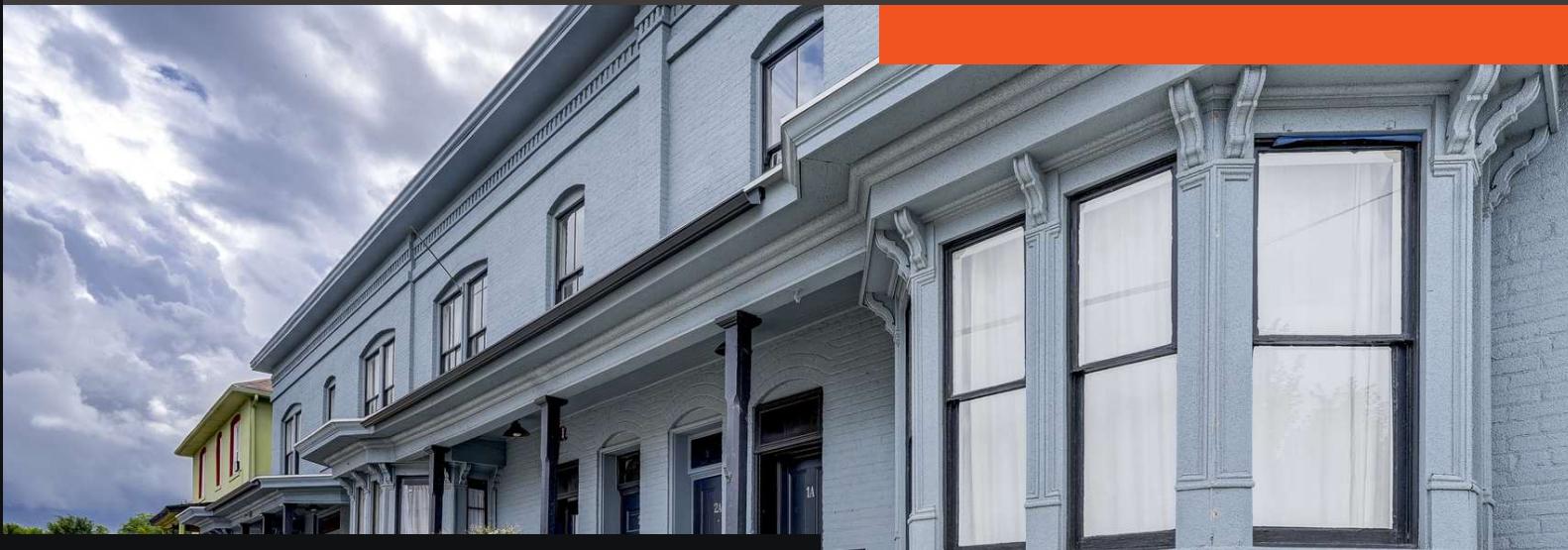
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Arizona Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Arizona Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Arizona Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

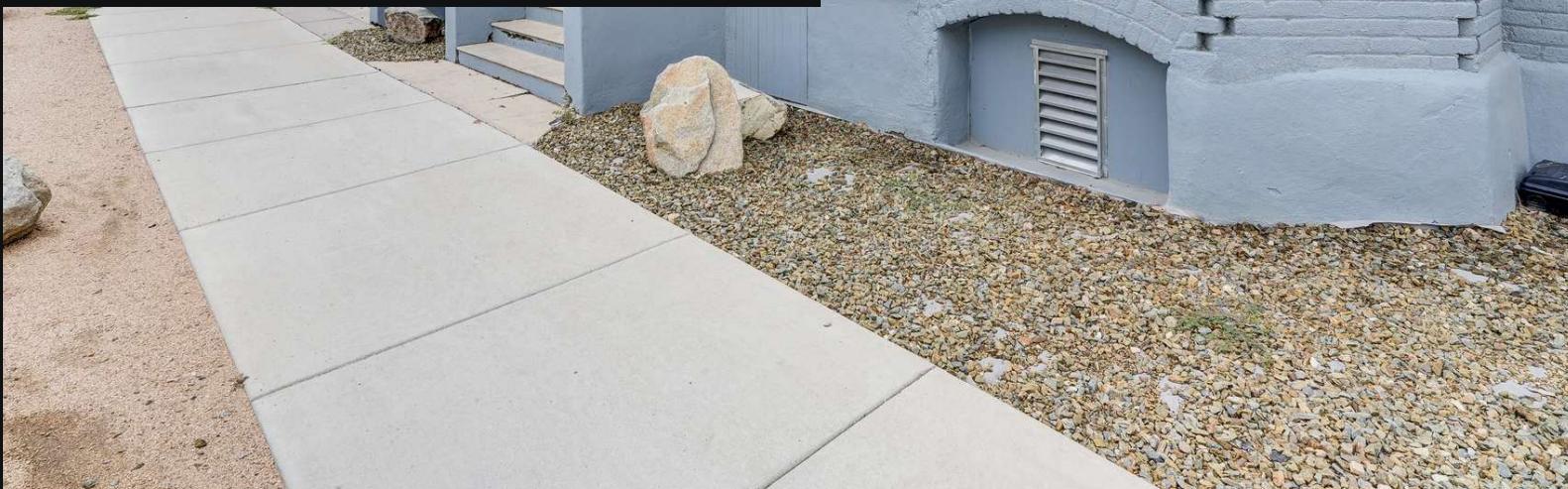
TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
LOCATION INFORMATION	6
REGIONAL MAP	7
AERIAL MAP	8
SITE PLANS	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIOS	12
ADVISOR BIO 1	13



PROPERTY INFORMATION

MATTHEW FISH
480.309.1089
matt@arizonacre.com



OFFERING MEMORANDUM

PROPERTY SUMMARY



PROPERTY DESCRIPTION

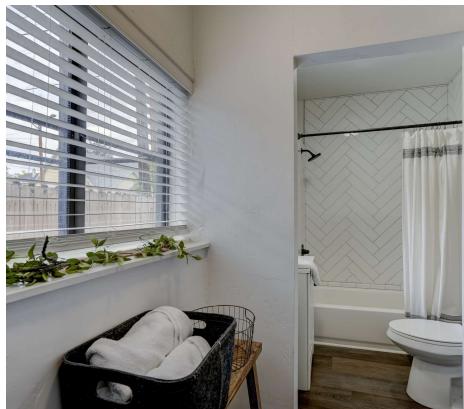
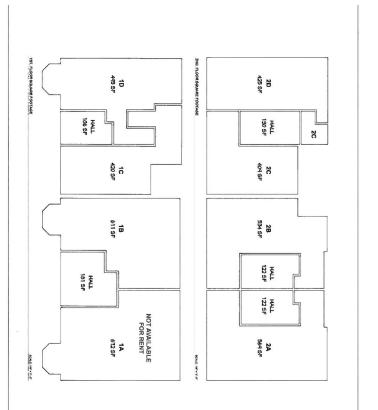
An outstanding opportunity for a vacation rental business or long-term leases is now available for sale in Downtown Prescott, within walking distance of Courthouse Square. This building currently operates with 5 long-term lease units and 3 vacation units (hosted on Airbnb), with NO limitations for a new buyer to convert ALL units to vacation rentals if desired. A major renovation in 2020 included: all-new electrical, upgraded HVAC systems, new central hot water, and a full interior upgrade. Vacation units are fully furnished, functional, and turnkey-ready to continue operating (included in price). Each unit is individually metered. On-site coin-operated laundry facilities add convenience for guests and tenants. Historically, vacation rentals have achieved 2-2.5x the income of long-term leases, making this a remarkable investment opportunity you won't want to miss.

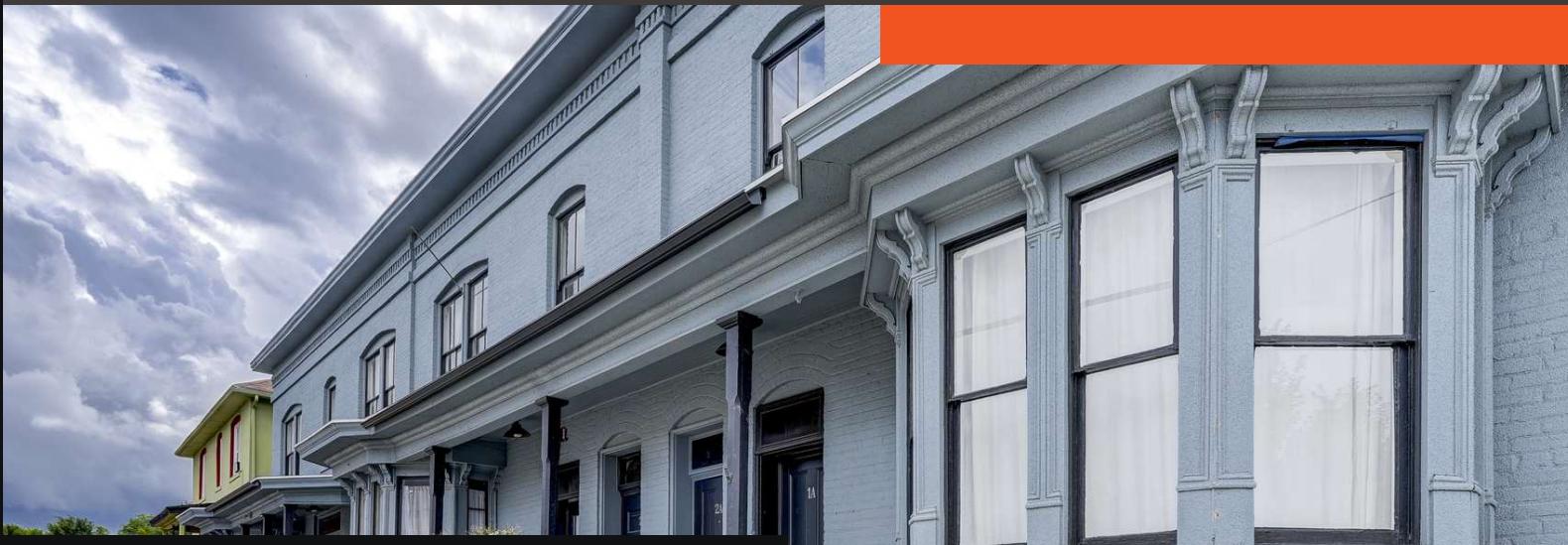
OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	8
Lot Size:	0.11 Acres
Building Size:	5,687 SF
NOI:	\$95,311.00
Cap Rate:	6.8%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	884	4,314
Total Population	459	1,795	8,478
Average HH Income	\$54,376	\$58,284	\$64,752

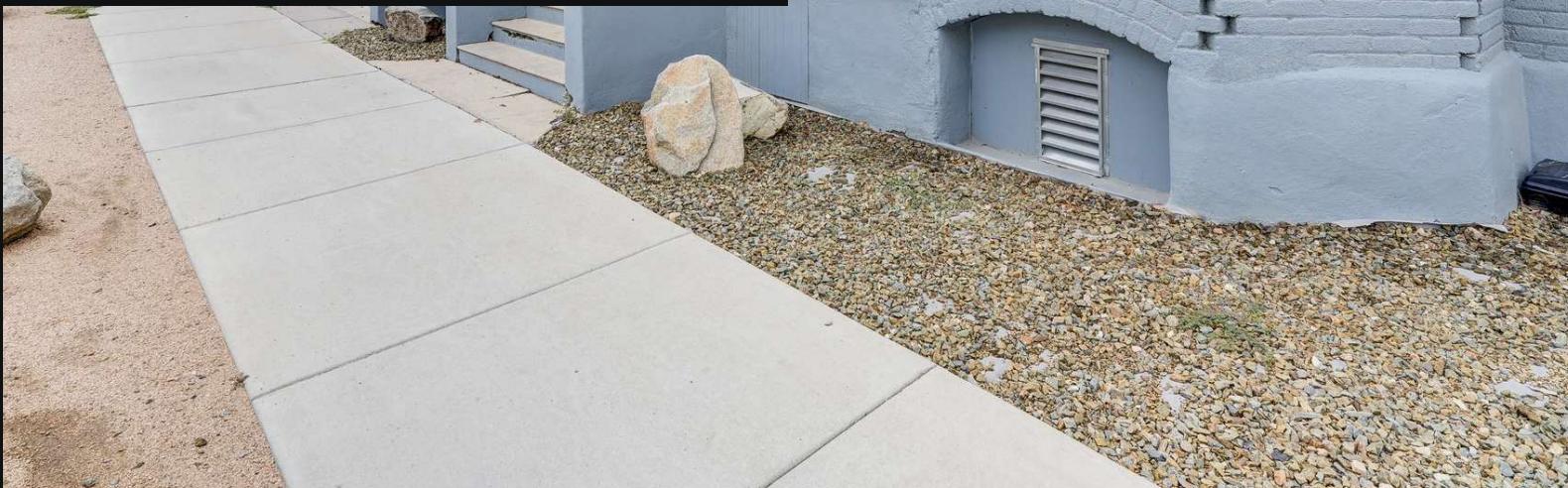
PHOTO GALLERY





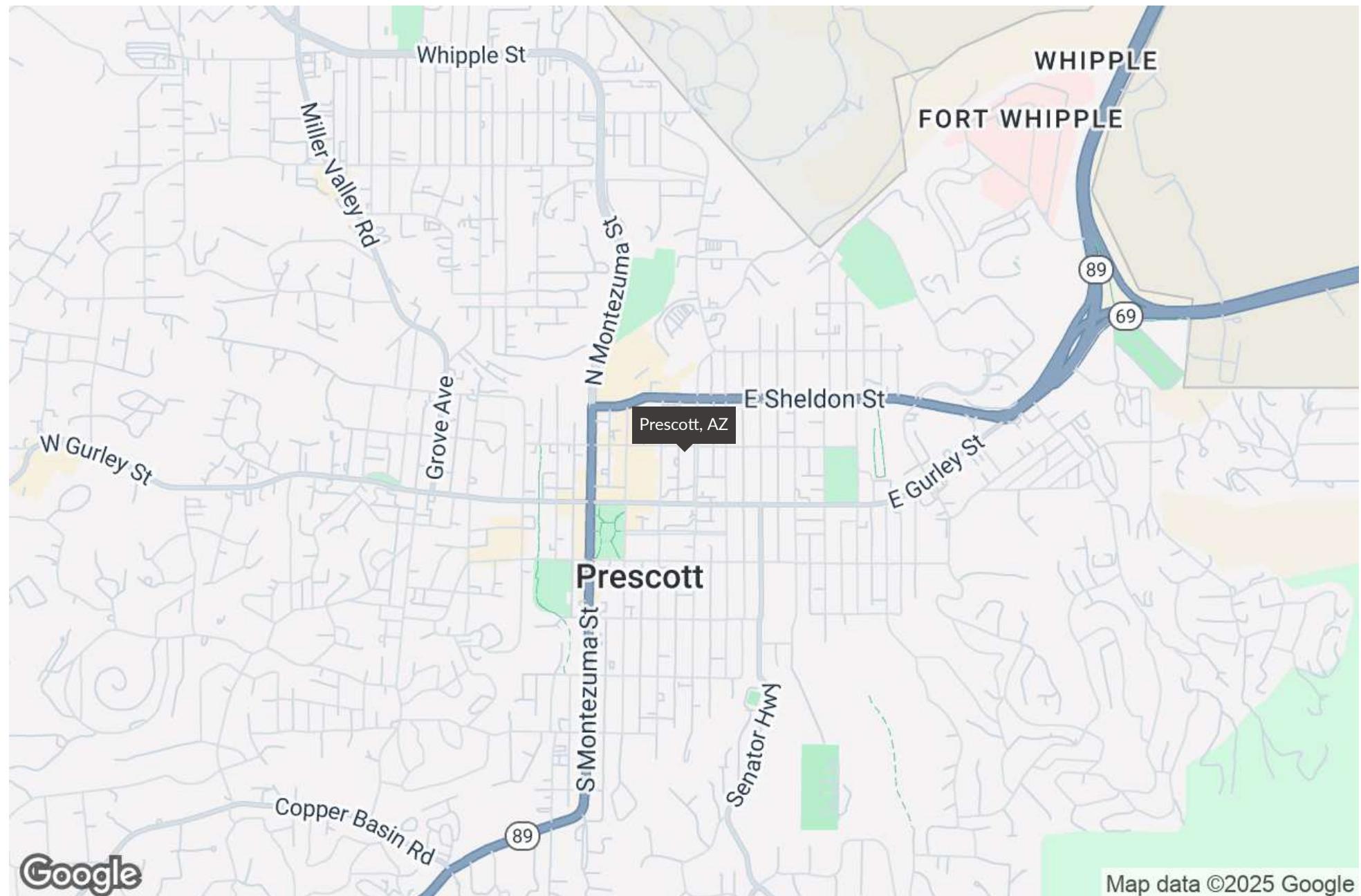
LOCATION INFORMATION

MATTHEW FISH
480.309.1089
matt@arizonacre.com

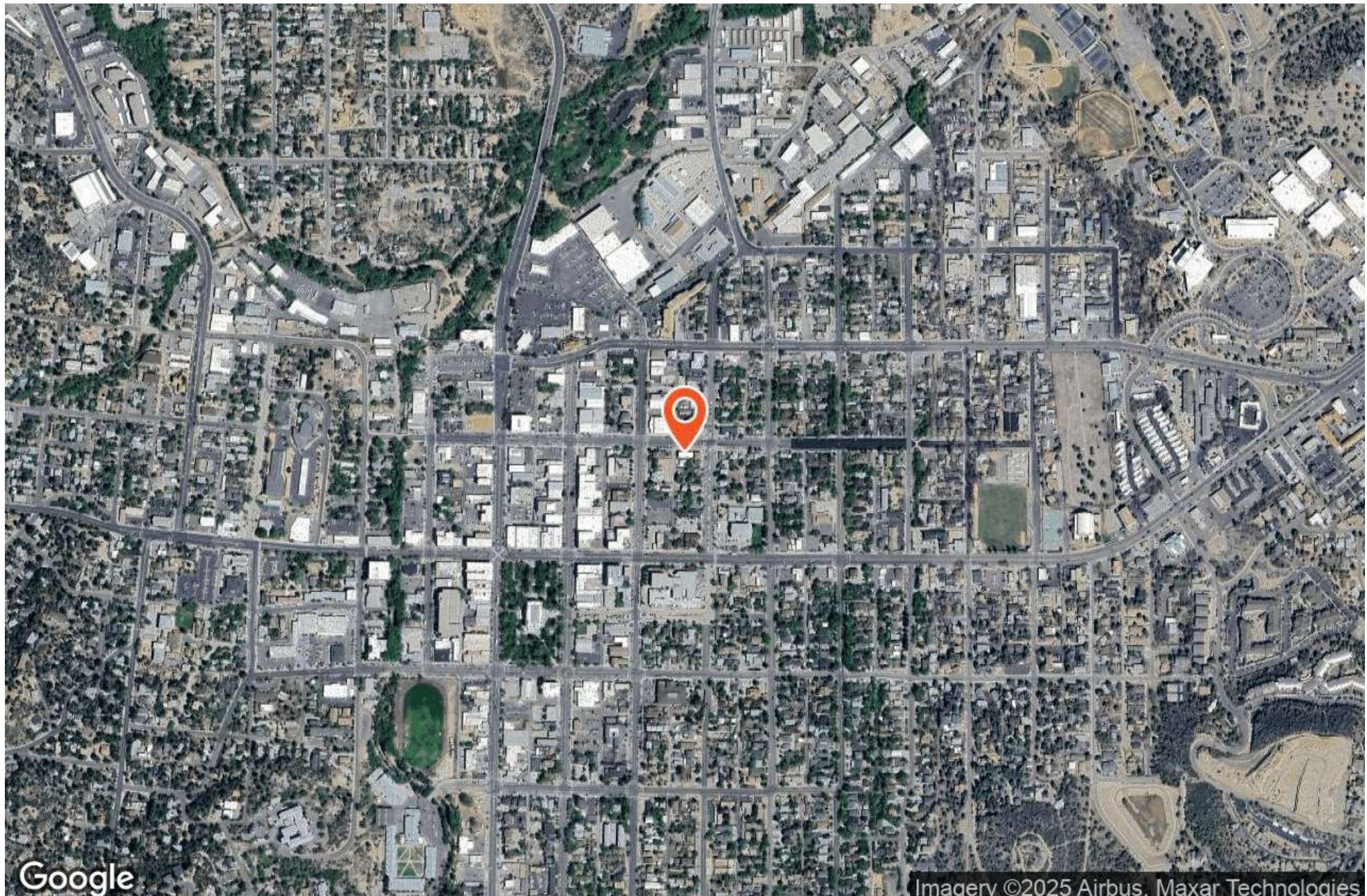


OFFERING MEMORANDUM

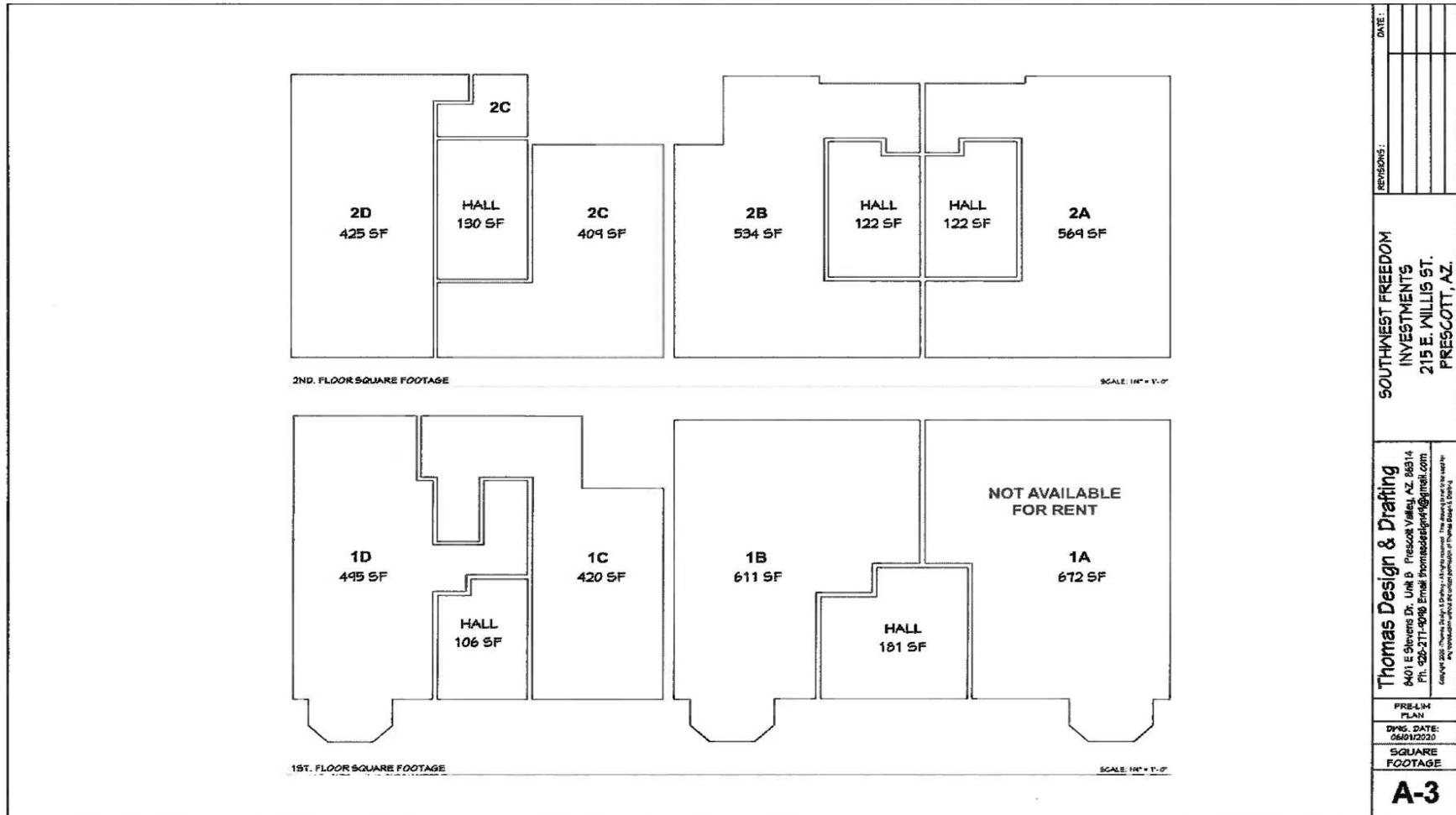
REGIONAL MAP



AERIAL MAP



SITE PLAN





DEMOGRAPHICS

MATTHEW FISH
480.309.1089
matt@arizonacre.com

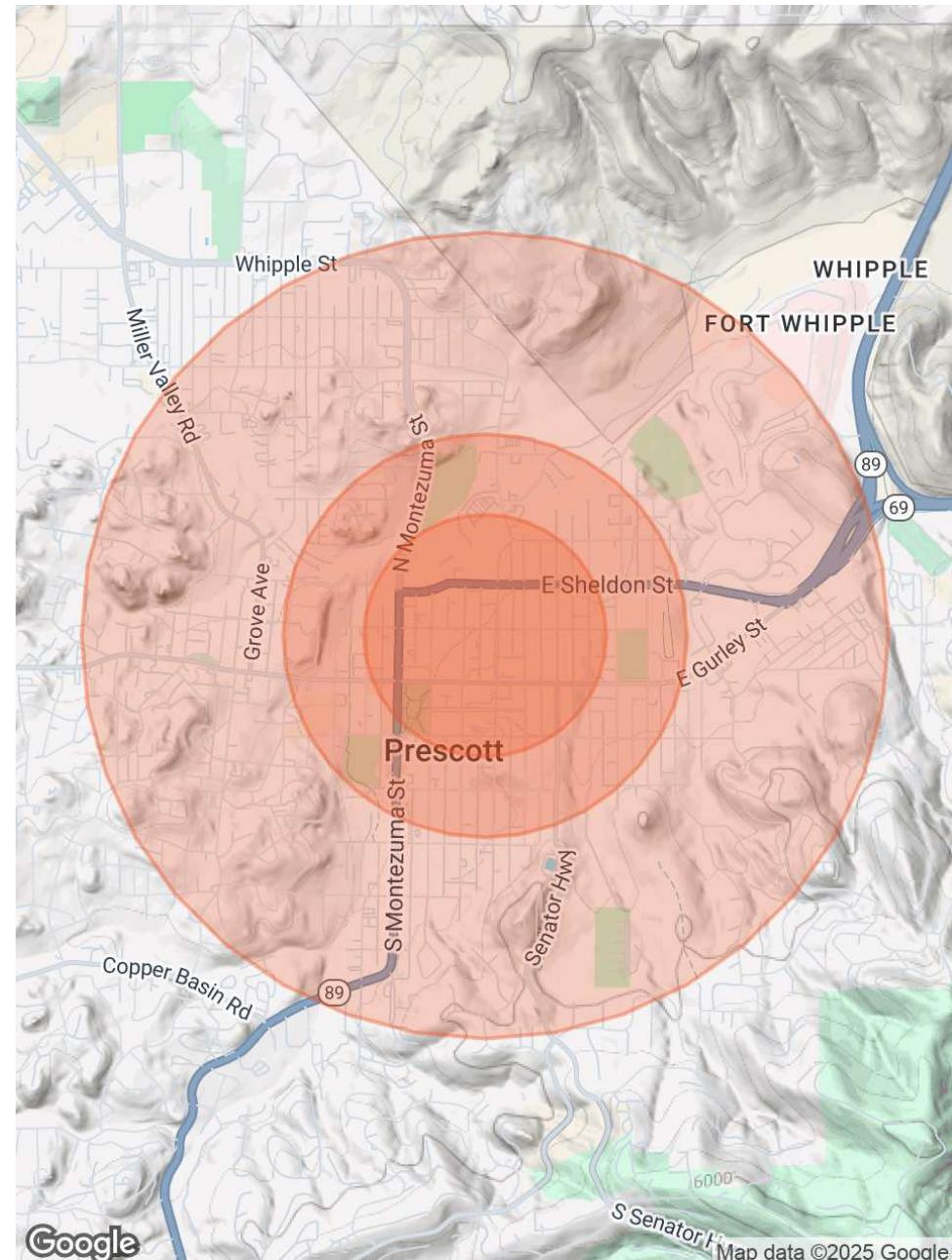
OFFERING MEMORANDUM

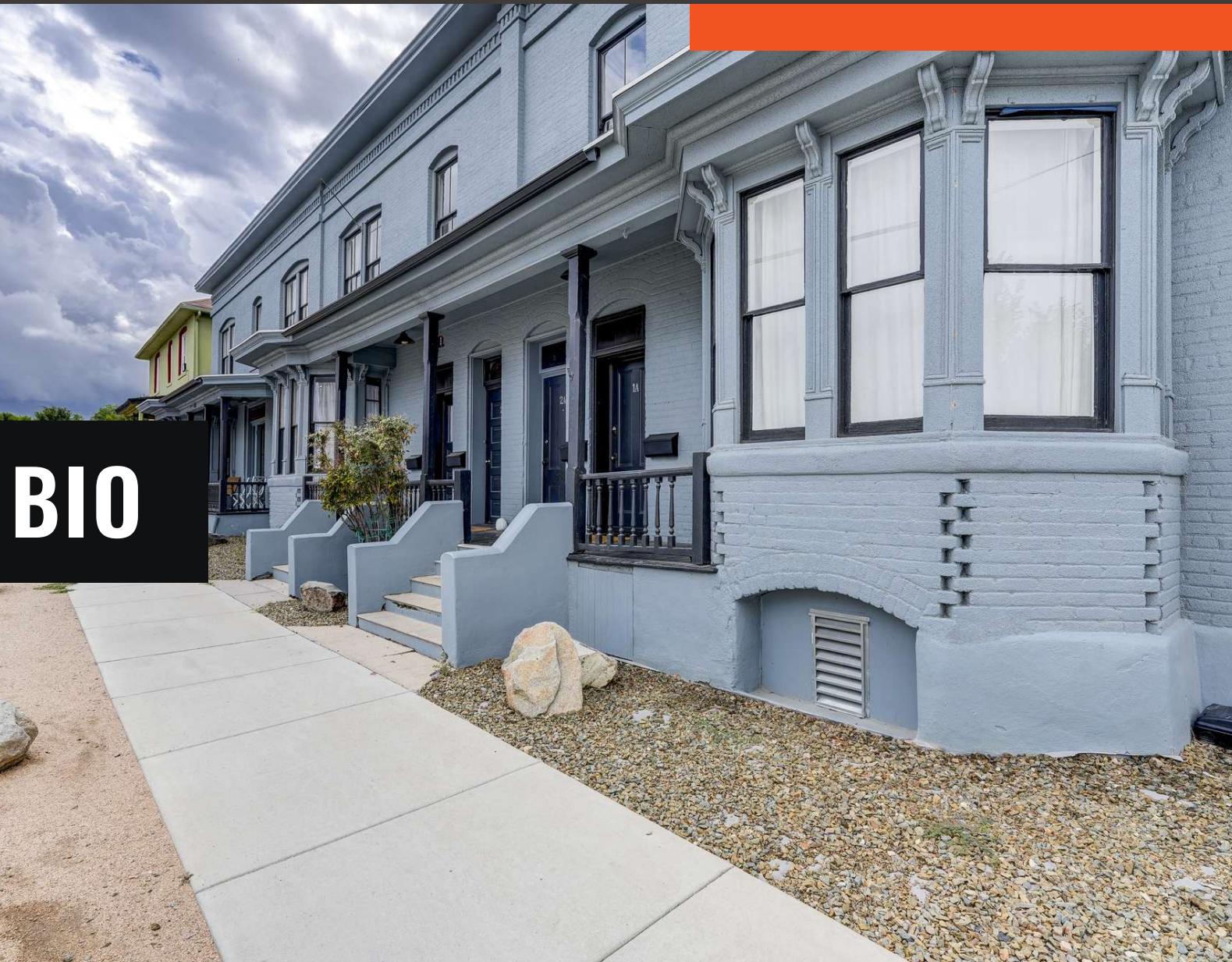
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	459	1,795	8,478
Average Age	45	46	48
Average Age (Male)	46	46	47
Average Age (Female)	45	46	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	884	4,314
# of Persons per HH	2.2	2	2
Average HH Income	\$54,376	\$58,284	\$64,752
Average House Value	\$565,319	\$562,825	\$500,631

Demographics data derived from AlphaMap





ADVISOR BIO

MATTHEW FISH
480.309.1089
matt@arizonacre.com

OFFERING MEMORANDUM

CONTACT US



MATTHEW FISH

matt@arizonacre.com
Direct: **480.309.1089**

Arizona Commercial Real Estate
122 North Cortez Street
Prescott, AZ 86301
480.309.1089