

# PRIME MULTIFAMILY OPPORTUNITY WILLIS STREET

215 EAST WILLIS STREET,  
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

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# PROPERTY INFORMATION

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# 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.

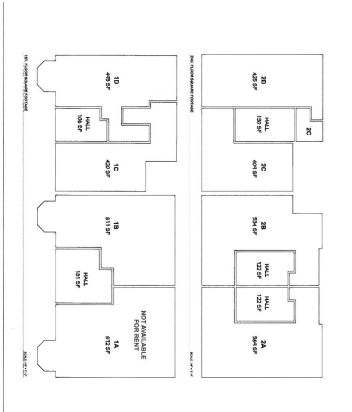
## OFFERING SUMMARY

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



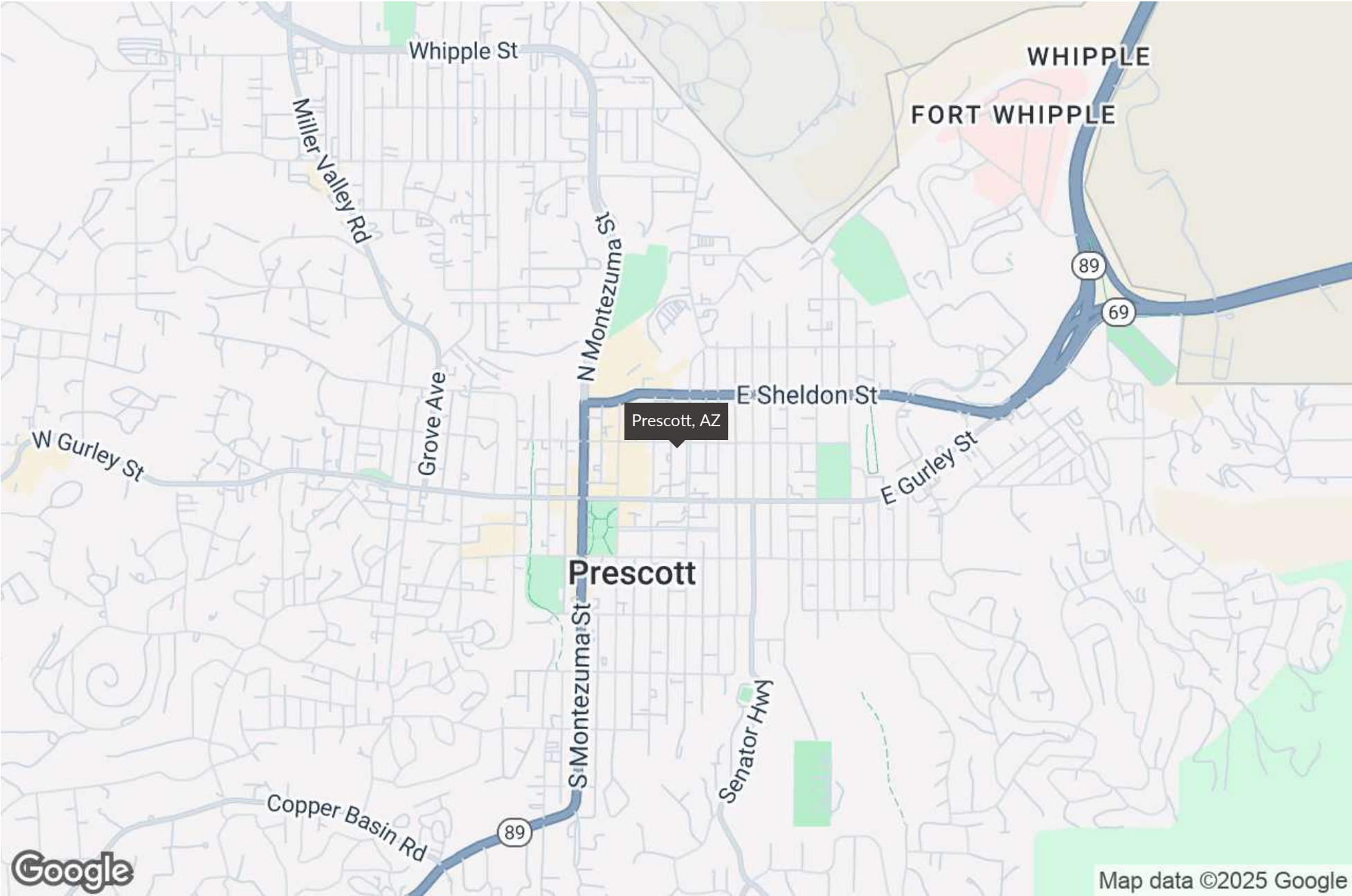




# LOCATION INFORMATION

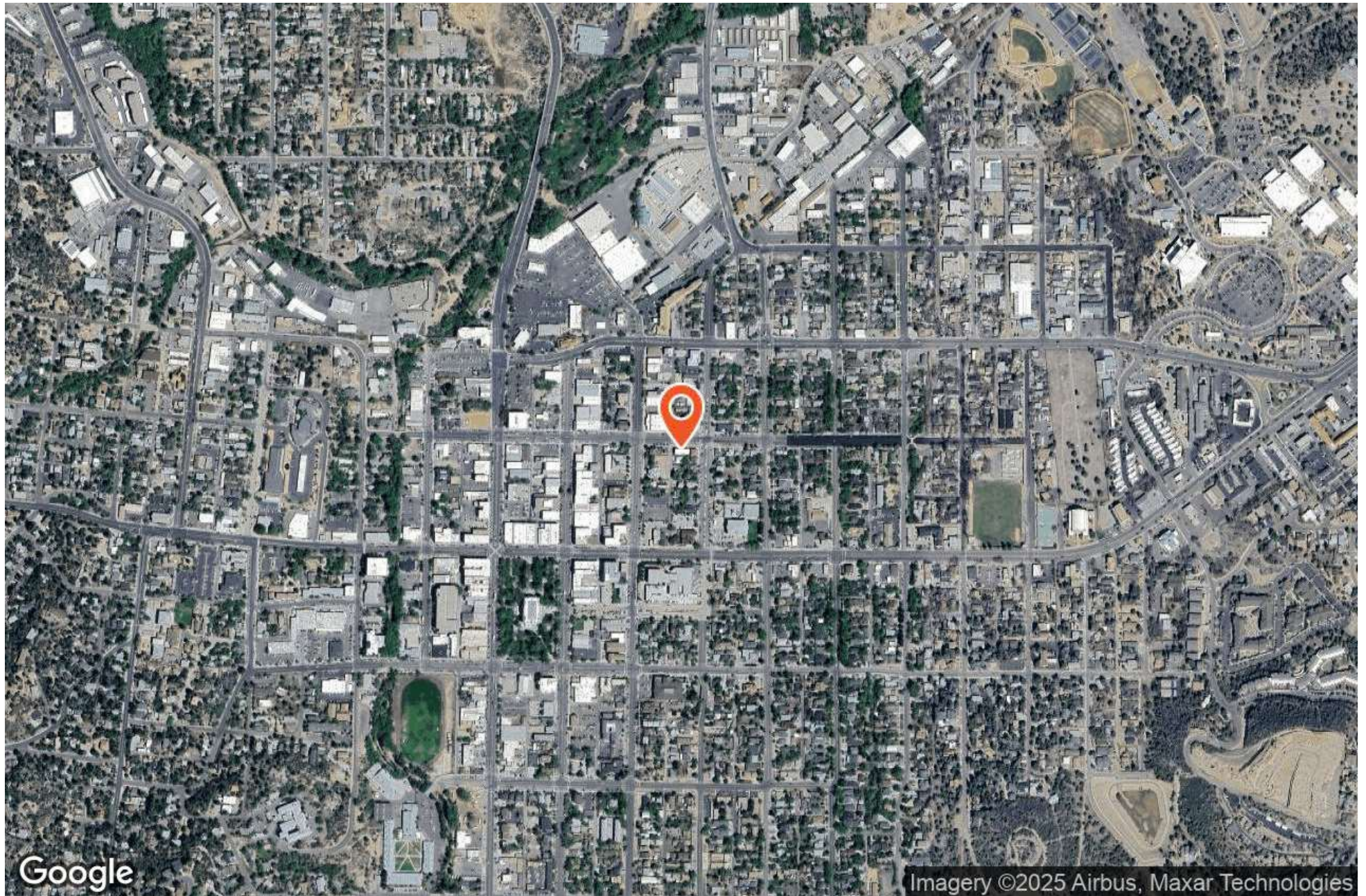
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REGIONAL MAP

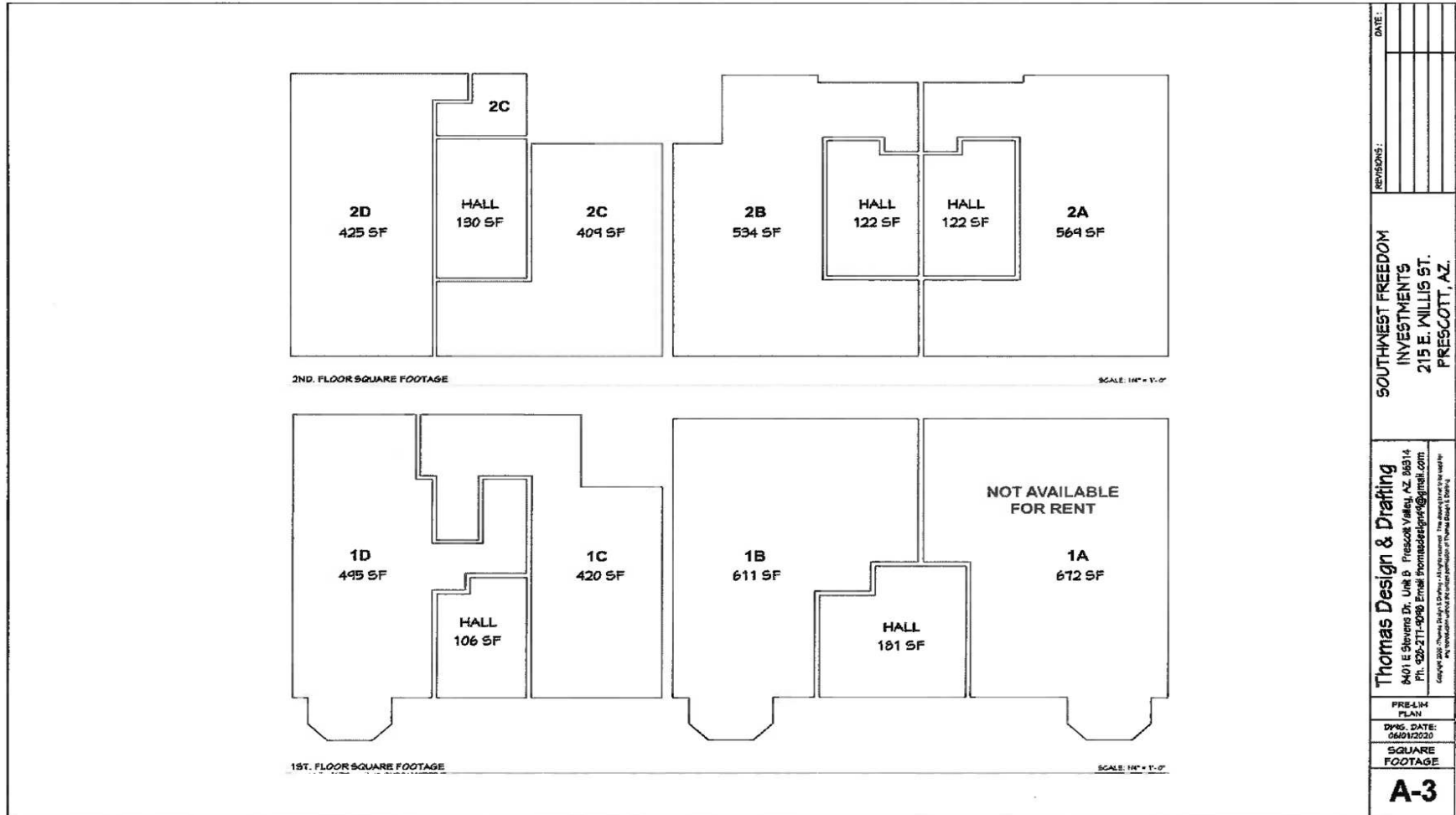




# AERIAL MAP









# DEMOGRAPHICS

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OFFERING MEMORANDUM

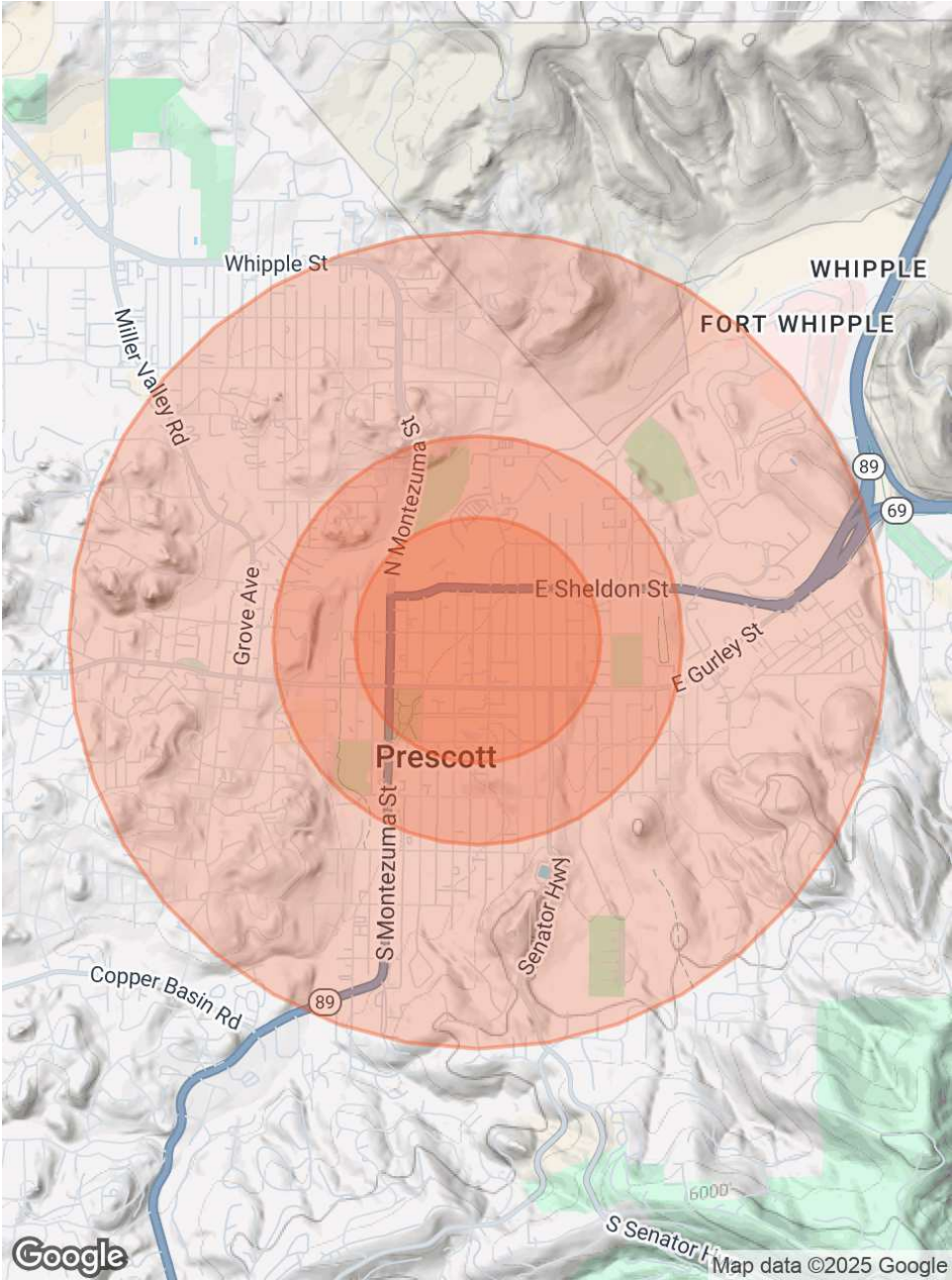


# DEMOGRAPHICS MAP & REPORT

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

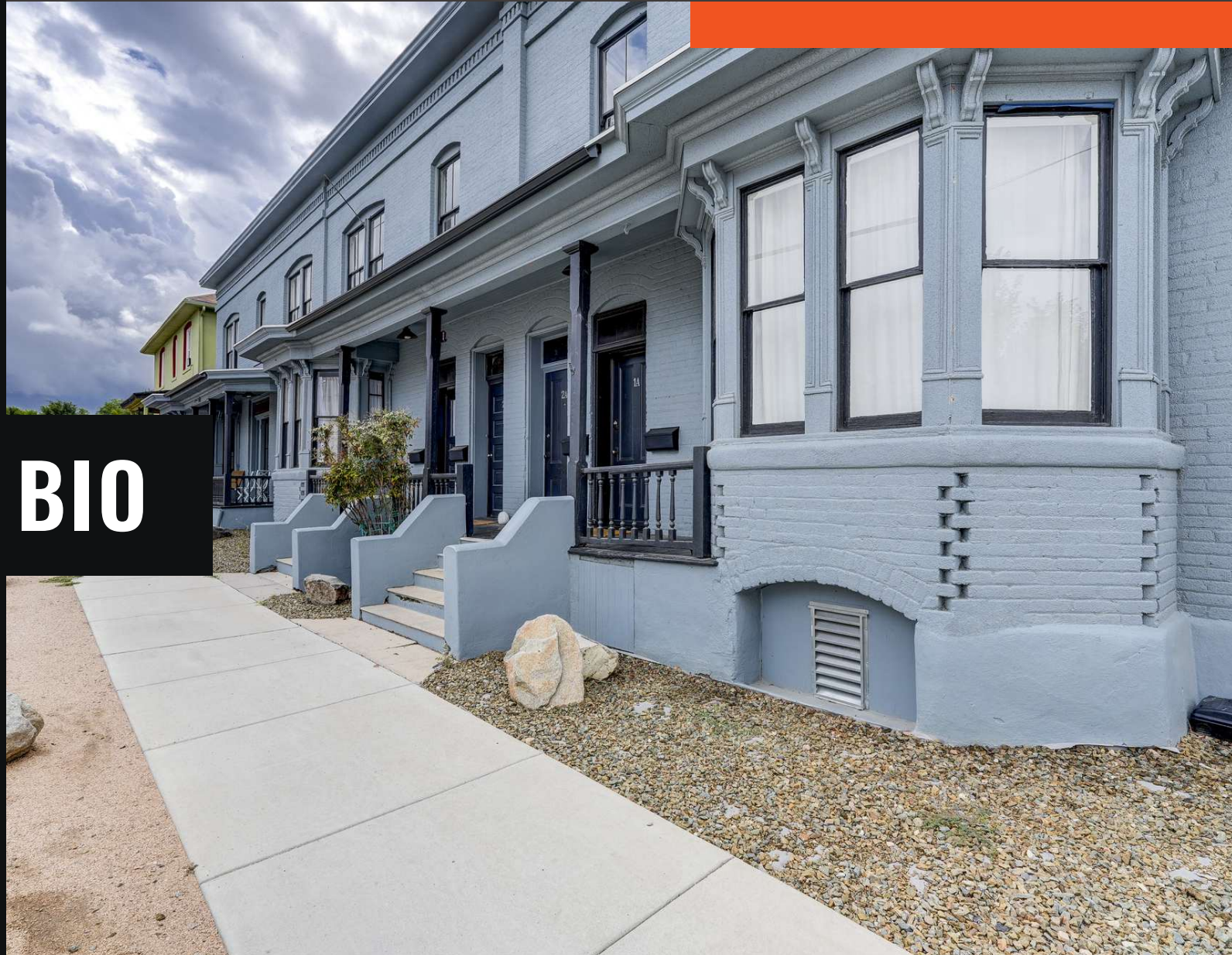
Demographics data derived from AlphaMap





# ADVISOR BIO

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