

ROCKIN DD RANCH

7950 N COYOTE SPRINGS
RD, PRESCOTT VALLEY, AZ
86315

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ARIZONA COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

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PROPERTY INFORMATION

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Exceptional opportunity to purchase a premier horse ranch and boarding facility - a rare 19.49-acre turnkey equestrian and RV income opportunity nestled in the heart of Prescott Valley, Arizona. Whether you're an investor, horse trainer, or equestrian entrepreneur, this fully operational ranch offers multiple revenue streams and room to expand. Currently operating at 85-90% capacity year-round, this well-established facility offers boarding, training, and 21 fully-equipped RV sites (all currently occupied) with water, power, and sewer hookups - creating consistent income and long-term potential. The property features: - Main Home for Ranch Manager - 3 beds, 1 bath - Tiny House for additional living or rental space - Main Barn - 10 stalls with runs - Office Barn - 4 stalls with runs - Mare Motel - 11 stalls + 1 bathroom - North Barn - 4 stalls with runs - Hay Barn & Tractor Building - 3 Separate Tack Rooms + 2 Grain Rooms - Dedicated RV Guest Bath/Shower/Laundry Facility - Two Large Riding Arenas + Two Round Pens - Perimeter Trail, Nearby Trail Access, and Dirt Road Riding - 3 Pastures + Horse Trailer Storage Area - Dog Park and Running Space With two wells, electric, leased propane, septic, front and back gated access, and serene surroundings filled with wildlife, hummingbirds, and

OFFERING SUMMARY

Sale Price:	\$2,700,000
Number of Units:	1
Lot Size:	422,102 SF
Building Size:	6,949 SF
NOI:	\$240,000.00
Cap Rate:	8.89%

DEMOGRAPHICS

	0.5 MILES	1 MILE	10 MILES
Total Households	42	491	42,588
Total Population	110	1,247	99,095
Average HH Income	\$99,398	\$96,976	\$86,857

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Rockin Dd Ranch
Street Address	7950 N Coyote Springs Rd
City, State, Zip	Prescott Valley, AZ 86315
County	Yavapai

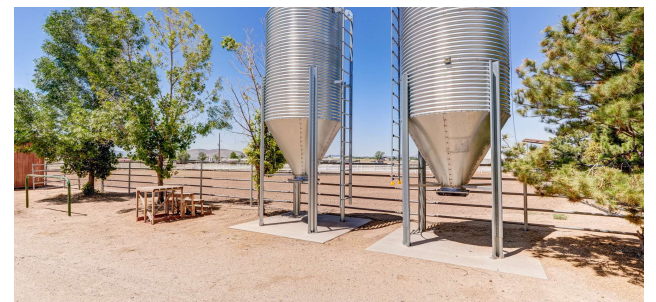
BUILDING INFORMATION

NOI	\$240,000.00
Cap Rate	8.89%
Building Class	B
Occupancy %	80.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1995
Number of Buildings	2

PROPERTY HIGHLIGHTS

- Fully Operational Horse Boarding Facility with track record for success
- AG Exempt Zoning
- RV Park Income Producing

ADDITIONAL PHOTOS



LOCATION INFORMATION

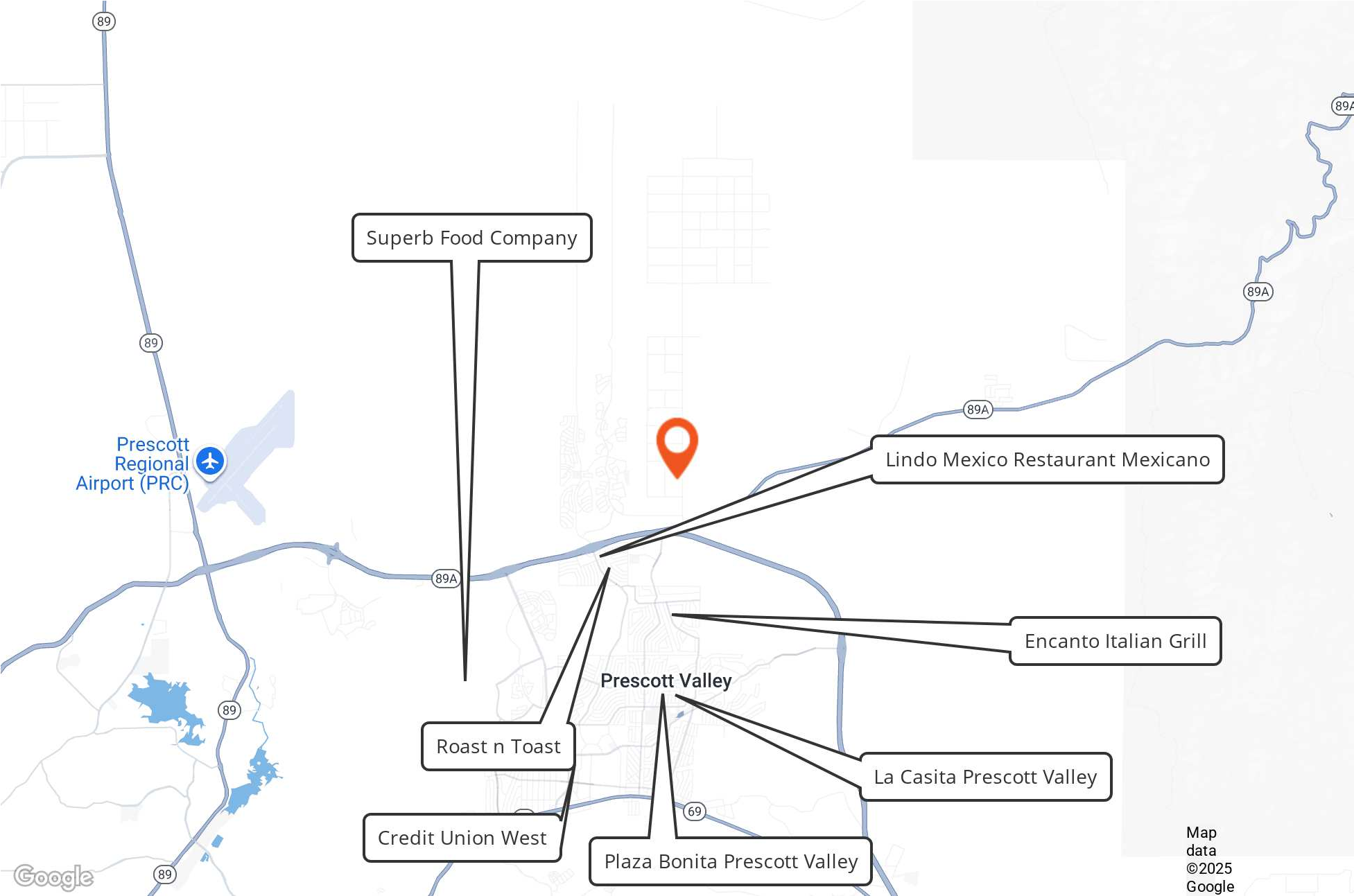
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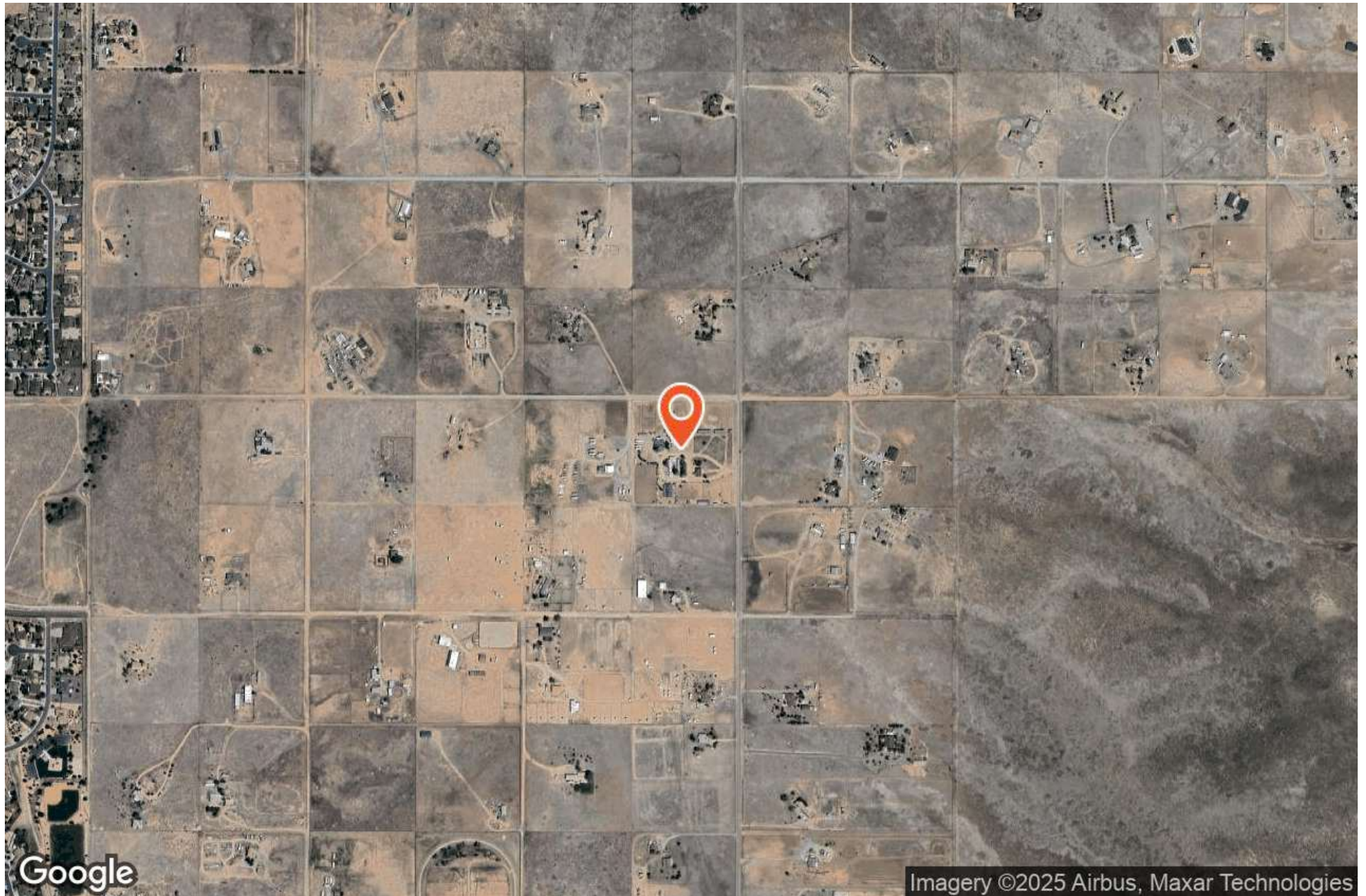
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS

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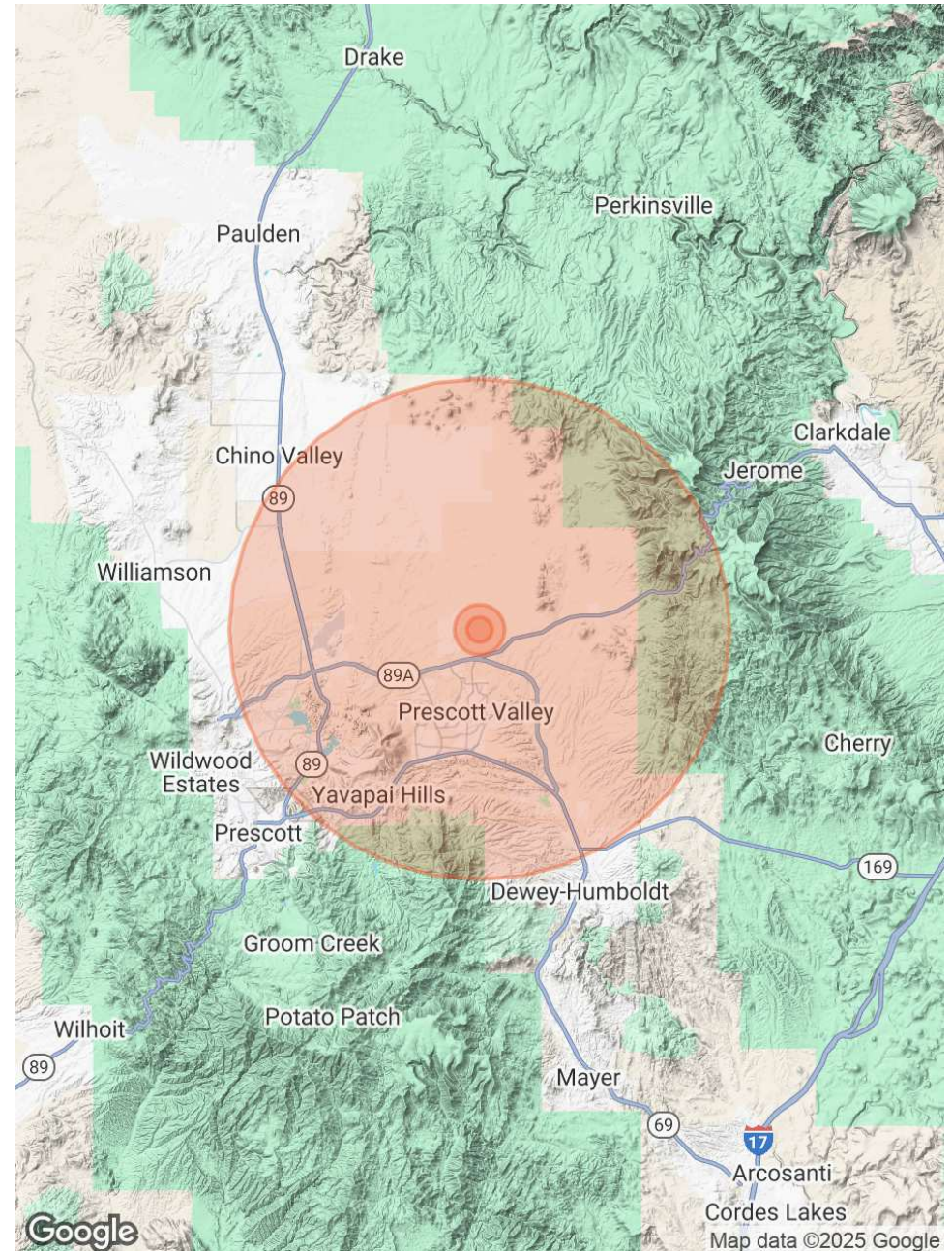


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	10 MILES
Total Population	110	1,247	99,095
Average Age	50	51	49
Average Age (Male)	50	51	48
Average Age (Female)	50	51	50

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	10 MILES
Total Households	42	491	42,588
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$99,398	\$96,976	\$86,857
Average House Value	\$533,448	\$505,548	\$448,452

Demographics data derived from AlphaMap



ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Denise specializes in Commercial and Residential Real Estate markets throughout Northern Arizona. She provides her clients with unparalleled service and professionalism while utilizing her business, technology and real estate experience to benefit her clients in all aspects of their transactions. When she launched her career in Real Estate in 2005 her focus and passion was commercial income properties; she commenced her extensive work with commercial landlords, national and local Tenants, and other clients to facilitate smooth transactions. She consistently earns her client's praise for her unparalleled integrity. Prior to becoming a Commercial Real Estate specialist, Denise spent 10 +years as a Chemist for Milpitas Fire Department. She resides in Prescott.

EDUCATION

BS Environmental Chemistry San Jose State University

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