

SALE

LOFTS OF OLD TOWN

1037 and 1039 N. Main St Cottonwood, AZ 86326



PROPERTY DESCRIPTION

A modern masterpiece within an Old Town setting. Featuring the Lofts of Old Town, an absolute turnkey mixed-use business and real estate investment opportunity, situated in the heart of vibrant Old Town Cottonwood. Constructed in 2020, this two-story work-of-art contains two high-end luxury residential vacation rentals, one longer-term luxury residential unit, and a ground level storefront retail suite, fully leased. Pride of ownership abounds as the condition of the condos is amazingly immaculate, down to the most miniscule detail. The property features two, 2bd/2ba units approximately 1,350 sf each in size, a spacious 1,100 sf 1 bd/1ba luxury unit, and a 900 sf storefront retail space with a brand new tenant. Each unit is self-contained with its own unique theme, woven together with the type of careful precision found only in the most luxurious homes. The property shows spectacularly well (only a intimate tour or stay will properly do it justice), with repeat guests fawning over the comfort, location, and amenities provided. The revenue stream accompanies the gleaming reviews, as the property averages approximately \$145,000 in annual rental income and all FF&E, tradename, licenses, contracts, convey.

PROPERTY HIGHLIGHTS

- 5,000 SF building with 4 units. Active VRBO and leases.

OFFERING SUMMARY

Sale Price:	\$3,515,000
Number of Units:	4
Lot Size:	0.1 Acres
Building Size:	5,000 SF
NOI:	\$126,400.00
Cap Rate:	3.6%
Zoning:	C-1
APN:	406-34-006A

Darien Degher
928 607 3749



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A modern masterpiece within an Old Town setting. Featuring the Lofts of Old Town, an absolute turnkey mixed-use business and real estate investment opportunity, situated in the heart of vibrant Old Town Cottonwood. Constructed in 2020, this two-story work-of-art contains three high-end luxury residential vacation rentals and a ground level storefront retail suite, fully leased. Pride of ownership abounds as the condition of the condos is amazingly immaculate, down to the most miniscule detail. The property features two, 2bd/2ba units approximately 1,350 sf each in size, a spacious 1,100 sf 1 bd/1ba luxury unit, and a 900 sf storefront retail space with a new tenant. Each unit is self-contained with its own unique theme, woven together with the type of careful precision found only in the most luxurious homes. The property shows spectacularly well (only a intimate tour or night stay will properly do it justice), with repeat guests fawning over the comfort, location, and amenities provided. The revenue stream follows the gleaming reviews, as the property averages approximately \$145,000 in annual rental income. There are very few comparable investment properties on the market—from the impeccable presentation to the income stream—one that allows a live-work arrangement (the sellers had previously lived in one of the units), a passive investment with the business operating fluidly without hands-on involvement, or a combination of the two. The sellers have done the hard part—creating a masterpiece from the ground up coupled with a thriving business venture to compliment the design. Now it's your turn to do the easy part...take the keys and OWN this truly rewarding and enriching enterprise.

LOCATION DESCRIPTION

Mixed-use corridor in the heart of Old Town Cottonwood, AZ.

SITE DESCRIPTION

Retail, hospitality, restaurant, office, residential setting.

EXTERIOR DESCRIPTION

Hard-corner lot fronting N. Main St with a communal, gated front patio, and private balconies.

INTERIOR DESCRIPTION

Three stunning self-contained residential condos, fully equipped, and a separate storefront retail unit, fully leased.

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SALE PRICE

\$3,515,000

LOCATION INFORMATION

Building Name	Lofts of Old Town
Street Address	1037 and 1039 N. Main St
City, State, Zip	Cottonwood, AZ 86326
County	Yavapai
Market	Northern Arizona
Sub-market	Old Town Cottonwood
Cross-Streets	W. Yavapai
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	260

BUILDING INFORMATION

Building Size	5,000 SF
NOI	\$126,400.00
Cap Rate	3.6
Occupancy %	100%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,500 SF
Year Built	2020
Construction Status	Existing
Condition	Excellent
Roof	Spray foam/rubberized
Free Standing	No
Number of Buildings	1
Walls	Stucco
Floor Coverings	Concrete, vinyl tile

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio and Commercial Retail
Zoning	C-1
Lot Size	0.1 Acres
APN #	406-34-006A
Corner Property	Yes
Amenities	(2) short-term vacation rental units, (1) longer-term residential unit, and (1) storefront retail unit, fully leased.
Power	All electric

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	3

UTILITIES & AMENITIES

Elevators	N/A
Number of Elevators	0
Central HVAC	Individual AC/heat minisplits
Restrooms	6
Landscaping	Light
Gas / Propane	No

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PROPERTY HIGHLIGHTS

- 5,000 SF building with 4 units (three luxury residential condos and one storefront retail space).
- Fully operational and turnkey business opportunity (VRBO) with a separate fully leased commercial unit.
- Hard corner location in the heart of Old Town Cottonwood
- Two (2) short-term vacation rentals each averaging +\$40,000/year in gross rental income, and two (2) leased on 1-2 years at fair market rent with annual increases
- Absolute turnkey investment opportunity with all FF&E included in the price
- Low management overhead
- Highly desirable location in the blossoming community of Cottonwood
- Potential for portfolio diversification
- \$145,000 in collective gross annual sales
- NDA for financials and lease information
- All assets, tradename, accounts, contracts, intangibles, convey
- Modern construction and pristine condition
- 5-star reviewed, SuperHost
- 20 minute drive west of Sedona, AZ

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MONTHLY RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
Bootlegger's	2	2	1,350 SF	\$3,333	-	-	-	-
Suite B	2	2	1,350 SF	\$3,000	-	\$900	6/1/2024	5/31/2025
Main St Loft	1	2	1,100 SF	\$3,333	-	-	-	-
1037 N. Main	-	-	900 SF	\$2,400	-	\$600	7/1/2024	6/30/2026
TOTALS			4,700 SF	\$12,066	\$0.00	\$1,500		
AVERAGES			1,175 SF	\$3,017	\$NAN	\$750		

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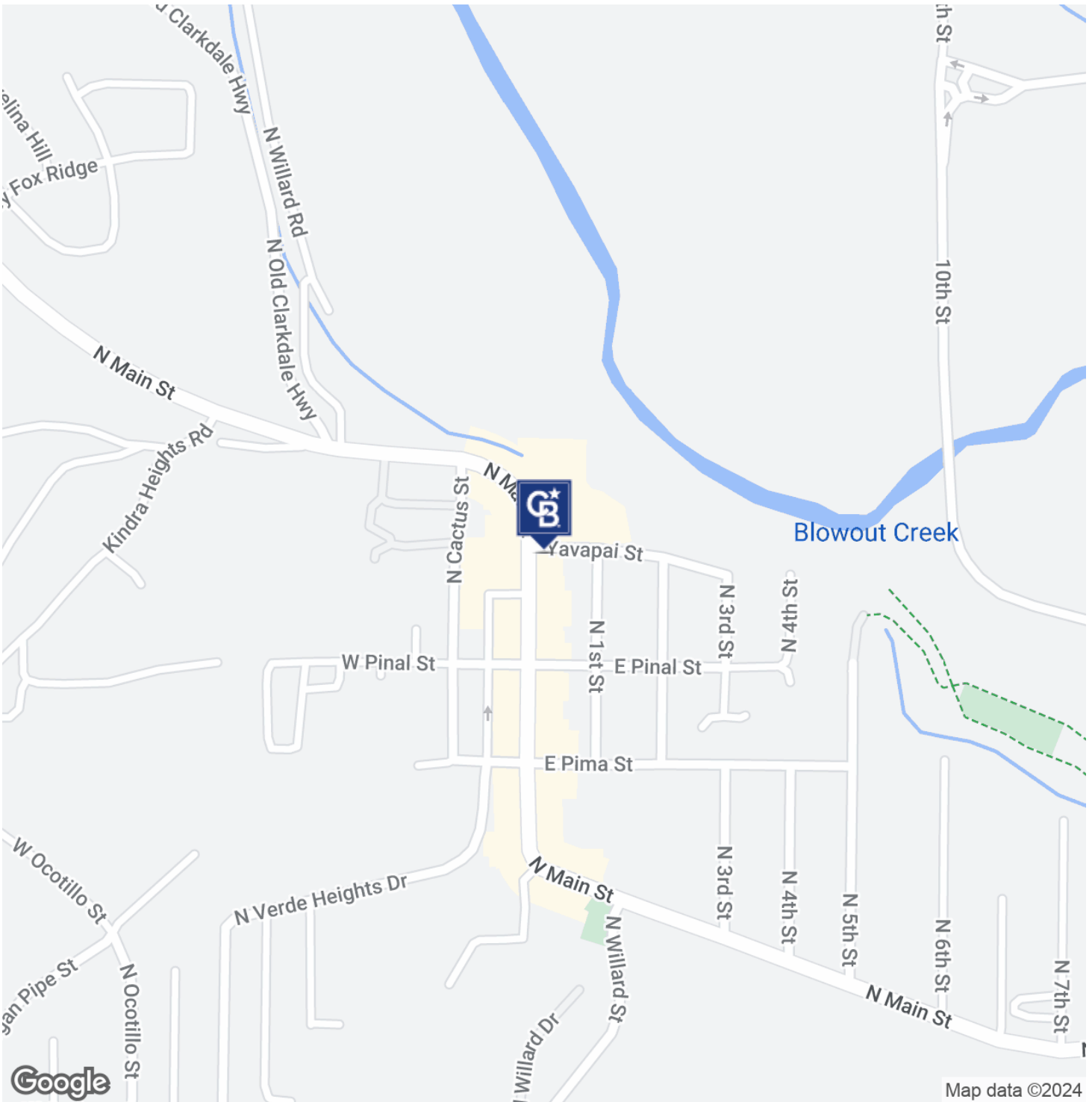


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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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NORTHLAND

DARIEN DEGHER

Commercial Sales and Leasing Specialist

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Direct: **928.607.3749** | Cell: **928.607.3749**

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

5200 E. Cortland Blvd, Suite D3
Flagstaff, AZ 86004
928.526.5309



CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

