



## NINE PINES MOTEL

Boutique Hospitality Investment | 📍 [2089 E White Mountain Road, Pinetop, AZ 8593](#)  
23-Room Motel + 3-Bedroom Suite | Event & Activity Center | Hwy-260 Frontage

### Investment Overview

Nine Pines Motel is a turn-key boutique hospitality investment located in the heart of Arizona's White Mountains, offering a rare combination of scale, flexibility, and lifestyle appeal. The property features 23 guest rooms, a separate 3-bedroom suite suitable for owner occupancy or premium rental, and a stand-alone guest activity and event center—an uncommon amenity that supports diversified revenue streams.

The asset is well positioned for owner-operators, boutique hospitality investors, and value-add buyers seeking a mountain lodging property with clear operational and income upside.

### Key Highlights

- Established 23-room independent boutique motel
- Separate 3-bedroom suite ideal for owner residence, extended stay, or group accommodations
- Stand-alone multi-use guest activity and event center suitable for private events, weddings, retreats, reunions, and meetings
- High-visibility Hwy-260 frontage with strong year-round traffic
- Turn-key offering includes real estate, operating business, FF&E, booking systems, and established guest base
- Rare owner-operator and value-add opportunity in a supply-constrained mountain market

### Location & Demand Drivers

The property is centrally located in Pinetop, within close proximity to restaurants, bars, shopping, and golf. Guests are drawn by immediate access to hiking, biking, and fishing lakes, with Sunrise Ski Resort approximately 30 minutes away. The White Mountains benefit from strong year-round tourism supported by outdoor recreation, seasonal travel, and limited availability of comparable independent lodging assets.

### Investment Thesis

Nine Pines Motel presents a compelling value-add hospitality opportunity with multiple paths to growth. Upside potential exists through revenue management, rate optimization, expanded event utilization, targeted marketing, and operational efficiencies. The property's configuration, amenities, and location support meaningful improvement in ADR, occupancy, RevPAR, and overall cash flow.

### Offering Summary

Asset Type: Motel / Boutique Hospitality  
Guest Rooms: 23 + 3-Bedroom Suite  
Includes: Real estate, operating business, FF&E, booking systems  
Use: Owner-operator or investment

Confidential financials, projections, and the Offering Memorandum are available upon execution of a Non-Disclosure Agreement.

### Contact

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