

# FOR SALE - 29 UNITS @ APACHE LODGE

1130 GURLEY STREET, PRESCOTT, ARIZONA 86301

 PRESCOTT, ARIZONA



**\$3,249,000.00**

# Property Overview

**The significance of LOCATION, INCOME, LOCATION cannot be overstated. This property boasts an exceptional location and high traffic volume in Prescott, Arizona, strategically situated between Gurley and Sheldon Street. Upon entering Prescott via State Route 69 or State Route 89, this charming historical property captures immediate attention. Known as the Apache Lodge, the new ownership has undertaken extensive renovations, transforming it into a profitable venture that generates income through long-term rentals, retail leasing, and available pad spaces.**

**Spanning a total area of 10,155 square feet, this establishment features 29 residential units, 1 retail/office space, and 2 rental pad spaces designated for food trucks and RV parking. The residential units are available for 6 month or 12 month leases. The current Net Operating Income (NOI) for this property stands at \$261,038.08 representing a current capitalization rate of 7.26%. This is an excellent opportunity to invest in the Prescott Market with this profit producing piece.**



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# BUILDING BREAKDOWN

Number of Units	<b>29 Residential Units</b>
Year Built	<b>1957</b>
Year Renovated	<b>2021</b>
Parcel	<b>114-06-100F</b>
Acres	<b>0.93</b>
Zoning	<b>BG - Business General</b>
Square Footage	<b>10,155</b>
Stories	<b>1-2</b>
Parking	<b>25 Spots</b>
Purchase Price	<b>\$3,246,000.00</b>
Price Per Unit	<b>\$112,034.48</b>





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# FINANCIAL OVERVIEW

**SEPTEMBER 2023 - AUGUST 2024**

Monthly Income Averages	<b>\$30,694.81</b>
Annual Income	<b>\$368,337.75</b>
Operating Expenses	<b>\$107,299.68</b>
Net Operating Income	<b>\$261,038.08</b>

**PROFORMA - INCOME RAISED TO MARKET**

Monthly Income	<b>\$39,180.00</b>
Annual Income	<b>\$470,160.00</b>
Operating Expenses	<b>\$138,221.62</b>
Net Operating Income	<b>\$331,938.38</b>





# INCOME OVERVIEW

Income Statement - Apache Lodge - September 2023 to August 2024													
	September	October	November	December	January	February	March	April	May	June	July	August	Annually
Unit 11	\$ 1,088.29	\$ 1,536.07	\$ 1,082.00	\$ 1,082.00	\$ 1,082.00	\$ 1,082.00	\$ 1,082.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,050.00	\$ 10,084.36
Unit 12	\$ 1,150.00	\$ -	\$ 995.00	\$ 995.00	\$ 995.00	\$ 950.00	\$ 950.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 950.00	\$ 950.00	\$ 10,920.00
Unit 13		\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,375.00	\$ 1,750.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 12,575.00
Unit 14	\$ 1,175.00	\$ 1,175.00	\$ 1,100.00	\$ 1,100.00	\$ 1,200.00	\$ 1,175.00	\$ 1,225.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,125.00	\$ 13,675.00
Unit 15	\$ 1,225.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,950.00	\$ 275.00	\$ -	\$ 1,200.00	\$ 1,225.00	\$ 1,225.00	\$ 1,225.00	\$ 13,125.00
Unit 16	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ 199.02	\$ 995.00	\$ 995.00	\$ 1,070.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 8,939.02
Unit 17	\$ 650.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 900.00	\$ 925.00	\$ 850.00	\$ 850.00	\$ 875.00	\$ 875.00	\$ 875.00	\$ 975.00	\$ 10,325.00
Unit 18	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,375.00	\$ 1,375.00	\$ 1,525.00	\$ 1,325.00	\$ 1,325.00	\$ 1,375.00	\$ 1,325.00	\$ 1,325.00	\$ 16,250.00
Unit 19	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 16,200.00
Unit 20	\$ 850.00	\$ 850.00	\$ 850.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 10,250.00
Unit 21	\$ 900.00	\$ 1,350.00	\$ -	\$ -	\$ 265.36	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 1,105.00	\$ 9,102.76
Unit 22	\$ -	\$ 700.27	\$ 1,075.00	\$ 1,075.00	\$ 1,050.00	\$ 1,050.00	\$ 1,250.00	\$ 1,050.00	\$ 1,050.00	\$ 1,150.00	\$ 1,050.00	\$ 1,050.00	\$ 11,550.27
Unit 23	\$ 1,050.00	\$ 1,000.00	\$ 1,000.00	\$ 1,025.00	\$ 1,000.00	\$ 1,575.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,025.50	\$ 1,232.50	\$ 1,537.00	\$ 13,445.00
Unit 24	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 10,200.00
Unit 25	\$ 1,226.25	\$ 1,226.25	\$ 1,226.25	\$ -	\$ 971.08	\$ 1,045.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 650.00	\$ -	\$ 10,324.83
Unit 26	\$ 895.12	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ 950.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 11,245.12
Unit 27	\$ 900.00	\$ 900.00	\$ 1,345.12	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 720.12	\$ 13,765.24
Unit 28	\$ 925.00	\$ 925.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 12,850.00
Unit 29	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 1,150.00	\$ 331.70	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 10,851.70
Unit 30	\$ 1,119.37	\$ 1,085.00	\$ 1,151.00	\$ -	\$ -	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 1,095.00	\$ 995.00	\$ 1,165.50	\$ 10,590.87
Unit 31	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 900.50	\$ 925.50	\$ 925.50	\$ 975.50	\$ 10,931.00
Unit 32	\$ 1,187.50	\$ 440.04	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,337.50	\$ -	\$ -	\$ 875.92	\$ 1,095.00	\$ 1,095.00	\$ 10,430.96
Unit 33	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ 1,243.00	\$ -	\$ 13,673.00
Unit 34	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 9,600.00
Unit 35	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 875.50	\$ 10,506.00
Unit 36	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 1,069.00	\$ 100.00	\$ -	\$ 10,790.00
Unit 37	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,173.50	\$ 1,224.50	\$ 1,187.50	\$ -	\$ 12,973.50
Unit 38	\$ -	\$ 966.67	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,600.00	\$ 1,450.00	\$ 1,450.00	\$ 250.00	\$ -	\$ -	\$ 11,516.67
Unit 39	\$ -	\$ 1,075.04	\$ -	\$ -	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 12,235.04
Back Lot Rental	\$ 920.50	\$ 1,000.00	\$ 1,000.00	\$ 2,579.86	\$ 25.00	\$ -	\$ -	\$ -	\$ 1,525.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 11,550.36
Office	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ -	\$ -	\$ -	\$ -	\$ 8,960.00
Front Lot Rental	\$ 272.05	\$ 510.00	\$ 810.00	\$ 810.00	\$ 860.00	\$ 560.00	\$ 560.00	\$ 560.00	\$ 60.00	\$ -	\$ -	\$ -	\$ 5,002.05
Monument Sign									\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 1,200.00
Vending & Landry	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 2,700.00
<b>Totals</b>	<b>\$ 28,165.58</b>	<b>\$ 31,370.84</b>	<b>\$ 31,065.87</b>	<b>\$30,198.36</b>	<b>\$30,923.96</b>	<b>\$33,610.20</b>	<b>\$32,786.00</b>	<b>\$29,811.50</b>	<b>\$31,566.50</b>	<b>\$30,833.92</b>	<b>\$30,819.00</b>	<b>\$27,186.02</b>	<b>\$ 368,337.75</b>



# EXPENSES OVERVIEW

<b>Expenses - Apache Lodge</b>			
Property Taxes	\$	8,596.00	
Insurance	\$	11,020.80	
Maintenance	\$	15,000.00	
APS	\$	30,032.00	
Unisource	\$	3,120.00	
Spark light	\$	9,000.00	
City of Prescott - Utilities	\$	20,764.12	
Landscaping	\$	2,400.00	
In house Management	\$	7,366.76	
<b>Totals</b>	<b>\$</b>	<b>107,299.68</b>	

# Property Features

**Actual 8.03% CAP**



**29 Units +  
Profit Producing**



**Newly Renovated  
Turn Key Ready**



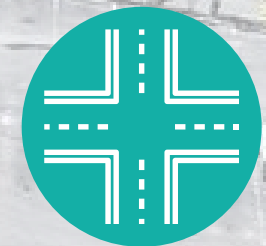
**Ample Parking**



**4 Blocks From  
Downtown Prescott**



**High Traffic Area**



**Trophy Property as you  
Enter Prescott, AZ**



**Historical Property**



**Signage and Pad  
Space for Lease**





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# Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



## RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



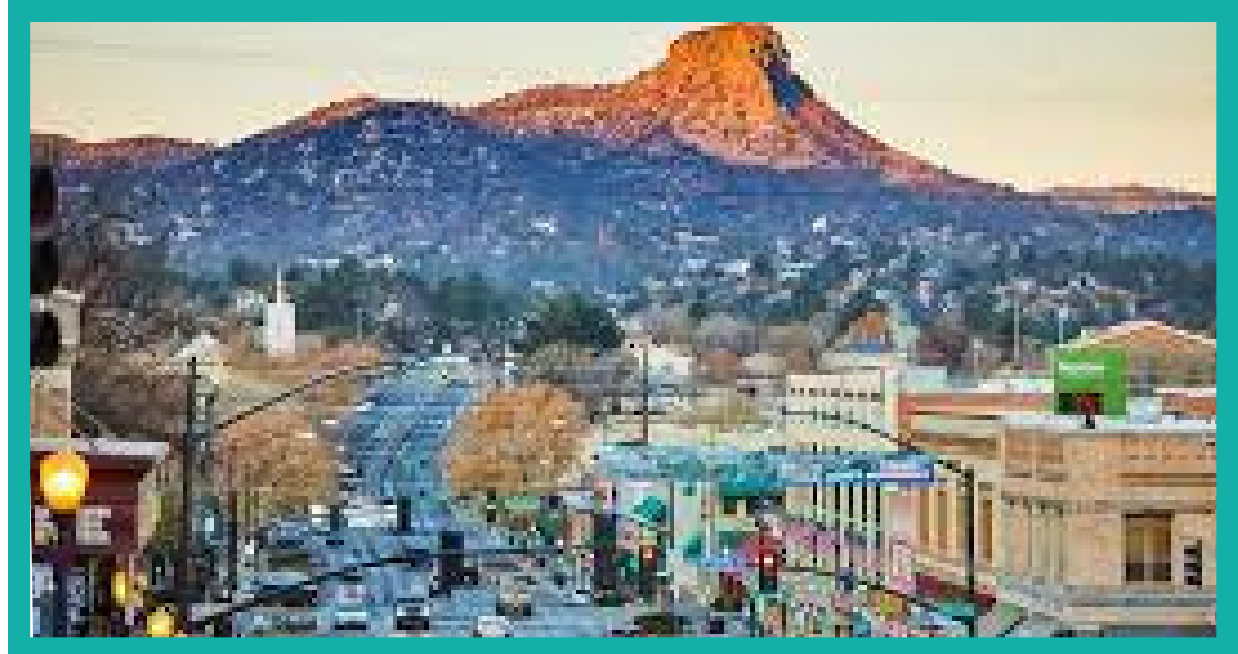
## AVERAGE INCOME

\$77,000 - \$100,000



## "THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal





# Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

BASIC INFORMATION			
<b>Founded:</b>	1864	<b>Incorporated:</b>	1883
<b>Elevation:</b>	5,410 ft.	<b>Location:</b>	Yavapai County

Distance to major cities:			
<b>Phoenix:</b>	102 miles	<b>San Diego:</b>	373 miles
<b>Tucson:</b>	213 miles	<b>Los Angeles:</b>	379 miles
<b>Las Vegas:</b>	252 miles		

POPULATION		
	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103

*Office of Economic Opportunity*

PROPERTY TAX		
	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

SALES TAX / TRANSACTION PRIVILEGE TAX	
Prescott	2.75%
Yavapai County	0.75%
State	5.60%

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

\* azcommerce.com

LABOR FORCE		
	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%

*Office of Economic Opportunity*

WORKFORCE EDUCATION ATTAINMENT		
	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%

*American Community Survey*

INDUSTRY (RATED BY EMPLOYMENT)		
	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%



# FOR SALE

1130 GURLEY STREET, PRESCOTT, AZ 86301

Ψ APACHE LODGE Ψ



**PRESCOTT COMMERCIAL  
REAL ESTATE**

**MATTHEW FISH**

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