

FOR SALE *Mansion by the Square*

105 S Alarcon St Prescott, AZ 86303

Listing Price: \$2,195,000 | (\$219,500 per unit)



DESCRIPTION

Located at 105 S Alarcon St
Historic, fully remodeled, furnished 10
unit apartment building. The original
building was constructed in 1895 and
totally remodeled as a 10 unit
investment opportunity,



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PROPERTY HIGHLIGHTS

- Just one block from Prescott's iconic Courthouse Square,
- 10-unit rental property fully remodeled in 2021,
- Furnished residences with full kitchens, comfortable extended stays and everyday living.

PROPERTY OVERVIEW

Mansion by the Square represents a distinguished vacation rental destination with significant investment potential. This historic property has undergone extensive capital improvements while preserving its rich local heritage, offering guests an authentic and memorable experience in a prime location. Strategically positioned in close proximity to Courthouse Square, the property provides guests with convenient access to an array of dining establishments, retail shops, and community events. The building comprises ten fully furnished units, including seven spacious suites and three well-appointed studios, catering to a diverse range of guest preferences and group sizes. The property's rental strategy demonstrates strong growth potential. Initial rates were deliberately set at competitive entry points to establish market presence and generate positive reviews across major vacation rental platforms.

ARIZONA  **COMMERCIAL
REAL ESTATE**

Property Features

Building Size: 7274 Square Feet **Parcel Number:** 109-01-052

Parcel Size: .19 Acres

Zoning: BG (Business General), City of Prescott

Proforma Net Operating Income:

\$155,316

Cap Rate: 7.08%



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105 S Alarcon St | Suite Breakdown

Suite	Floor	Size	Mix	Kitchen
Unit 1 The Lily Suite	Main Floor	±675 sf	2 bd/1 ba	Full Kitchen
Unit 1B The Speakeasy Studio	Basement Level	±380 sf	1 bd/1 ba	Full Kitchen
Unit 2 The Grand Suite	Main Floor	±750 sf	2 bd/1 ba	Full Kitchen
Unit 2B The Murphy Suite	Basement Level	±850 sf	2 bd/1 ba	Full Kitchen
Unit 3 The Tranquility Suite	2nd Level	±550 sf	1 bd/1 ba	Full Kitchen
Unit 4 The Sunset Suite	2nd Level	±660 sf	1 bd/1 ba	Full Kitchen
Unit 5 The Symphony Room Studio	2nd Level	±350 sf	1 bd/1 ba	Full Kitchen
Unit 6 The Rose Room Studio	2nd Level	±250 sf	1 bd/1 ba	Kitchenette
Unit 7 The Treehouse Suite	3rd Level	±350 sf	1 bd/1 ba	Full Kitchen
Unit 8 The Cabin Suite	3rd Level	±800 sf	2 bd/1 ba	Full Kitchen

3 Year Average Rent

Unit 1: \$2432
 Unit 1B: \$1882
 Unit 2: \$3016
 Unit 2B: \$2401
 Unit 3: \$1895
 Unit 4: \$2405
 Unit 5: \$1200
 Unit 6: \$995
 Unit 7: \$1400
 Unit 8: \$1995

Total: \$19,261/ per month



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ARIZONA COMMERCIAL REAL ESTATE

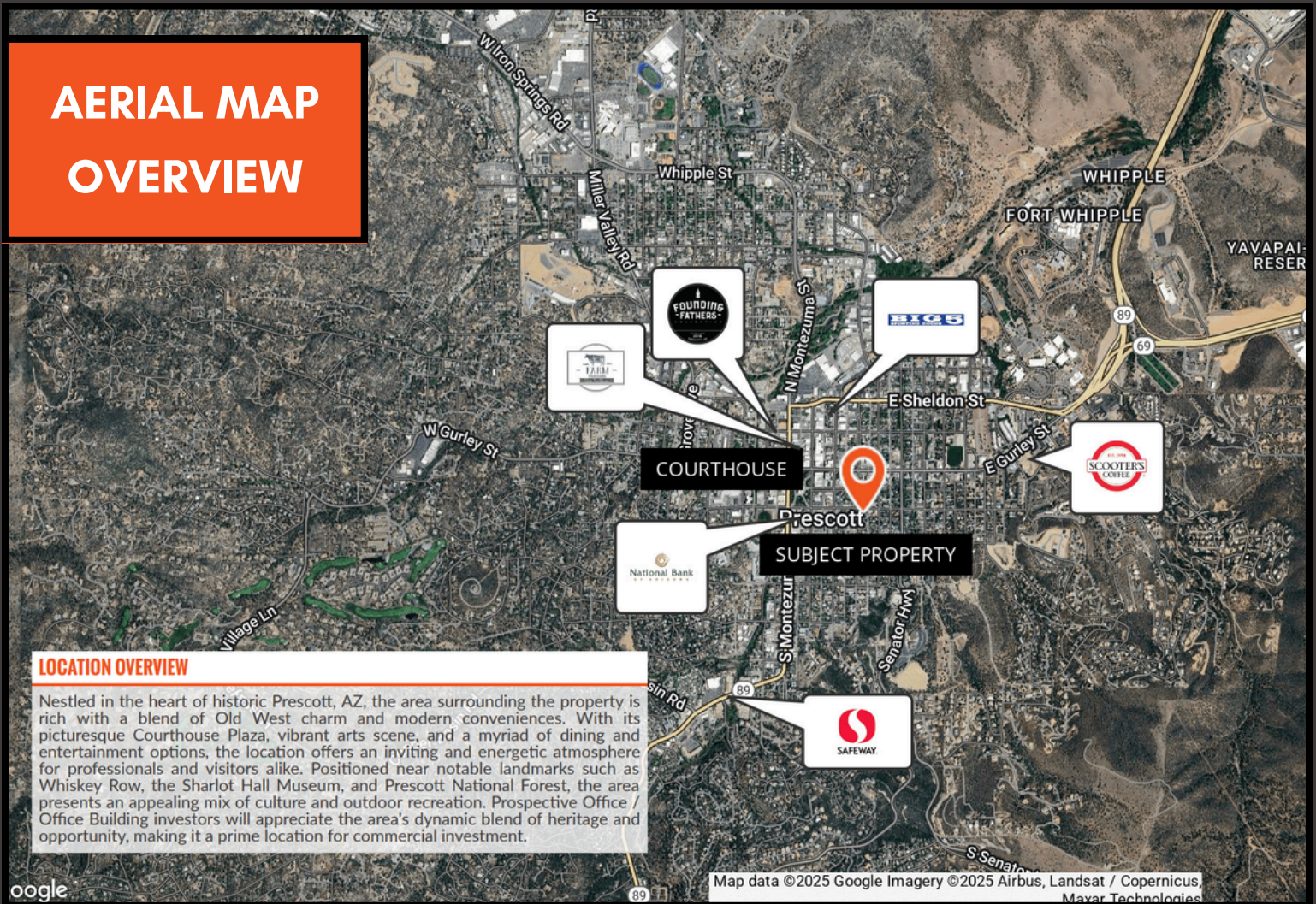
105 S Alarcon Proforma (Year 2025)

105 S Alarcon Proforma		
Total Gross Rent	\$ 235,452.00	Average Rents 3 years trailing
Expenses (From Full Year 2025)		
Management Fees	\$ 33,181.00	
Water/Sewer/ Trash	\$ 4,582.00	
Natural Gas	\$ 3,509.00	
Electric	\$ 7,992.00	
Wifi	\$ 2,088.00	
Hulu Service	\$ 506.00	
Real Estate Taxes	\$ 3,118.00	
Insurance	\$ 5,740.00	
Landscape	\$ 3,000.00	
Common Area Clean	\$ 1,200.00	
Supplies	\$ 5,012.00	
Repairs- Maintenance	\$ 3,722.00	
Host Servicing Fee	\$ 6,440.00	
Net Expenses	\$ 80,090.00	
Indicated Net Operating Income	\$ 155,362.00	



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AERIAL MAP OVERVIEW



LOCATION OVERVIEW

Nestled in the heart of historic Prescott, AZ, the area surrounding the property is rich with a blend of Old West charm and modern conveniences. With its picturesque Courthouse Plaza, vibrant arts scene, and a myriad of dining and entertainment options, the location offers an inviting and energetic atmosphere for professionals and visitors alike. Positioned near notable landmarks such as Whiskey Row, the Sharlot Hall Museum, and Prescott National Forest, the area presents an appealing mix of culture and outdoor recreation. Prospective Office / Office Building investors will appreciate the area's dynamic blend of heritage and opportunity, making it a prime location for commercial investment.

Mansion by the Square - 105 S Alarcon



Prescott was ranked #1 Top Western Town by True West Magazine (2021).

Travel spending in Arizona increased 58.2% from \$14.9 billion in 2020 to \$23.6 billion in 2021. Arizona's Tourism was the number one export industry in 2021.

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1 Block from Downtown Prescott



Visitors who stay in a hotel, motel or short term vacation rental spent \$11.7 billion in 2021. An increase of 62.3% over 2020. Visitor spending on accommodation grew by approx 1.7 billion in 2021 compared to 2020.