



NewGenAdv.com

EXCLUSIVE LISTING:

Quail Inn

1650 North Oracle Road
Tucson, AZ 85705

Jigar "Jay" Desai
Senior Vice President

Dinesh Dan Rama
Principal / Designated Broker

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INVESTMENT PROFILE

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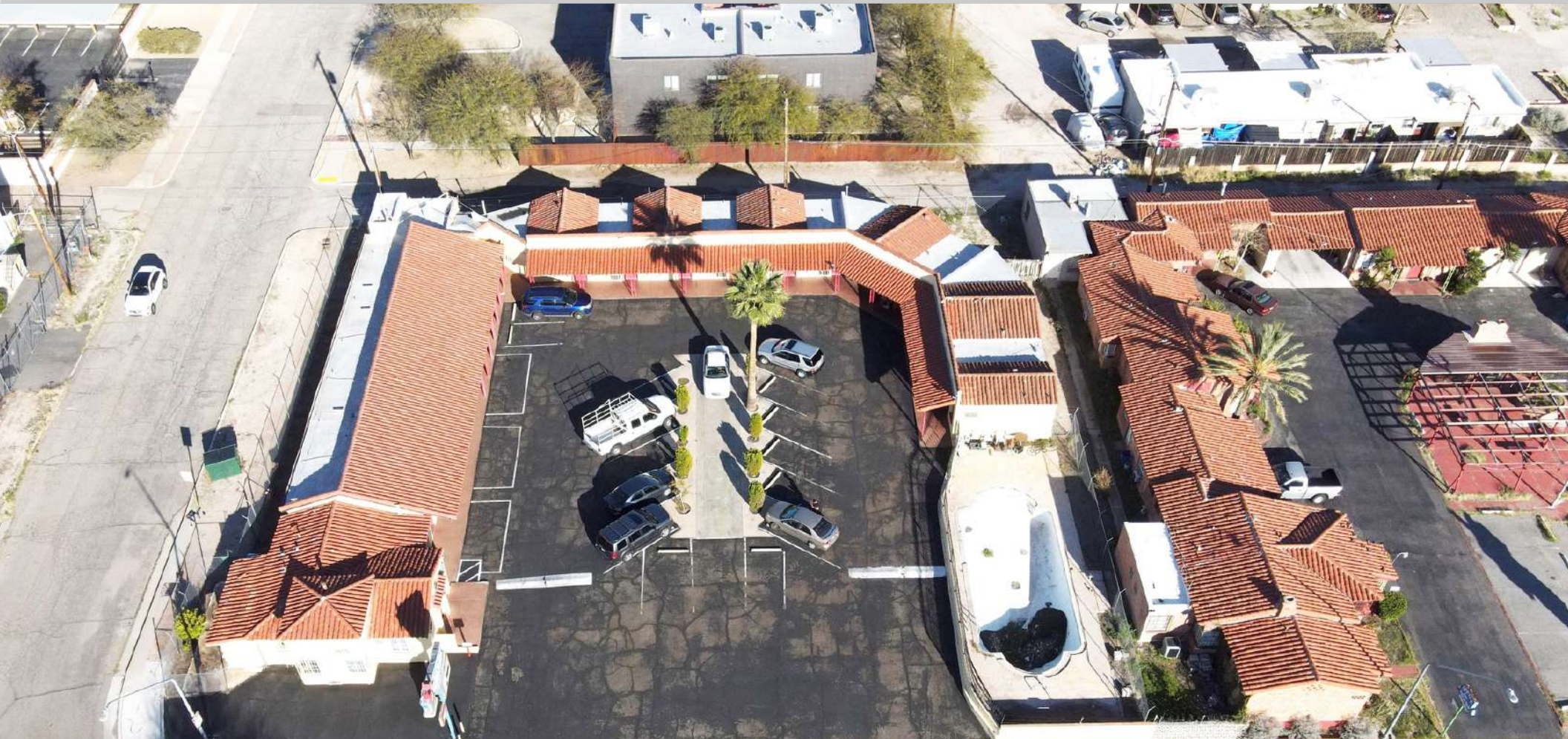
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NewGen Advisory is proud to present the Quail Inn located in Tucson, Arizona. Listed under replacement cost, this hotel is a great opportunity for an investor looking for a turn key property with a great return. This is an ideal opportunity for either an owner/operator or for an alternative use investor looking to repurpose this to a more productive use. Whether the property be kept as a motel or be changed into apartments, affordable housing or operate as a non-profit shelter - the property will thrive. The City is in full support for these conversion projects due to Tucson's severe housing shortage.



OFFERING SUMMARY

	Sale Price:	\$1,150,000
	Building Size:	3,383 SF
	Lot Size:	.56 Acres
	Year Built:	1946
	Stories:	1
	Number of Rooms:	19

PROPERTY HIGHLIGHTS

- PRIME LOCATION in Central Tucson, Near University of Arizona and Downtown Tucson
- Priced Right for Either Hotel Owner/Operator or Affordable Housing / Non-Profit Organization
- Well Maintained with Pride of Ownership
- 9 Units Include Full Kitchenettes, Rest of Units Offer Water, Gas, and Electric Hookups Already in Place
- Located in an Opportunity Zone



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PROPERTY INFORMATION

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LOCATION INFORMATION

Building Name	Quail Inn
Street Address	1650 North Oracle Road
City, State, Zip	Tucson, AZ 85705
County	Pima
Market	Tucson
Nearest Highway	Interstate - 10
Nearest Airport	Tucson International Airport (TUS)

BUILDING INFORMATION

Construction Status	Existing
Framing	Masonry
Condition	Excellent
Roof	Flat and Spanish Tile
Free Standing	Yes
Number of Buildings	1
Corridors	Exterior
Door Locks	Traditional Key Locks
Foundation	Concrete Slab
Parking Spaces	30+
HVAC	Individual PTAC Units

Room Specifications

Room Type	Unit Number
Room with One Queen Bed	1
Room with Two Double Beds	2
Room with One Queen Bed and Kitchenette	3
Room with One King Bed and Kitchenette	4
Room with One Queen Bed and Kitchenette	5
Room with One Queen Bed	6
Room with Two Double Beds and Kitchenette	7
Room with One King Bed	8
Room with Two Double Beds and Kitchenette	9
Room with One Queen Bed	10
Room with Two Double Beds	11
Room with One Queen Bed	12
Room with Two Double Beds	14
Room with One Queen Bed Kitchenette	15
One Room with Two Double Beds and One Room being Used as Storage	16
Room with One Queen Bed and Kitchenette	17
Room with One Queen Bed Kitchenette	18
Room with One Queen Bed	20
2 Bedroom / 2 Bathroom, Living Room, and Full Kitchenette	Manager's Apartment
Totals	19



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PROPERTY IMPRESSIONS

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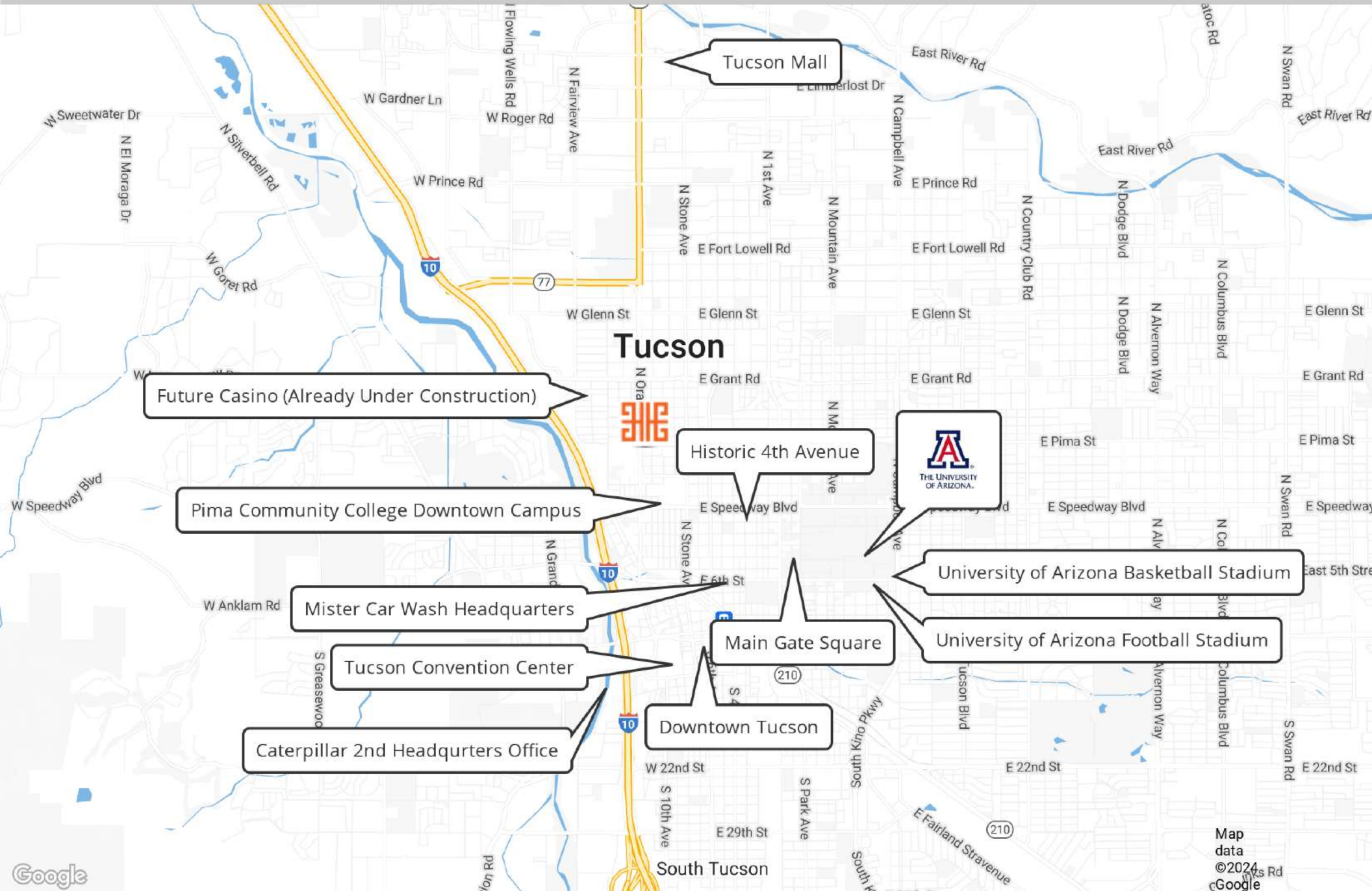
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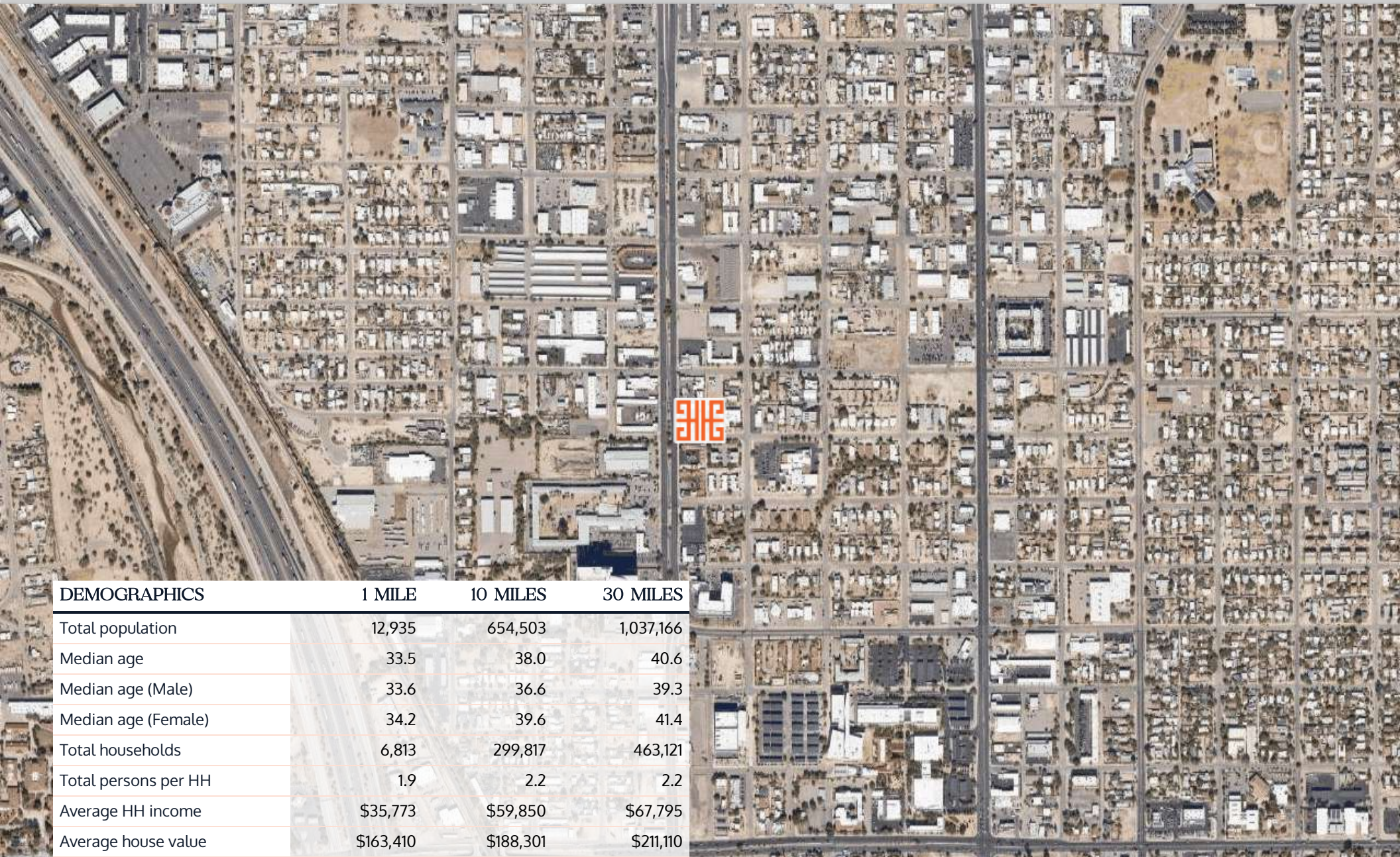
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DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total population	12,935	654,503	1,037,166
Median age	33.5	38.0	40.6
Median age (Male)	33.6	36.6	39.3
Median age (Female)	34.2	39.6	41.4
Total households	6,813	299,817	463,121
Total persons per HH	1.9	2.2	2.2
Average HH income	\$35,773	\$59,850	\$67,795
Average house value	\$163,410	\$188,301	\$211,110

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SALE COMPARABLES

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WILDCAT INN

1701 North Oracle Road, Tucson, AZ 85705

Price: \$3,400,000 No. Units: 49



ECONO LODGE UNIVERSITY

1136 North Stone Avenue, Tucson, AZ 85705

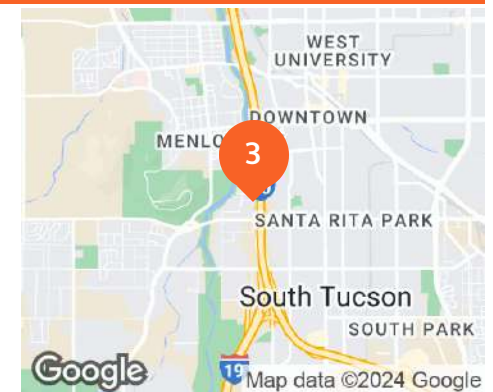
Price: \$3,250,000 No. Units: 49



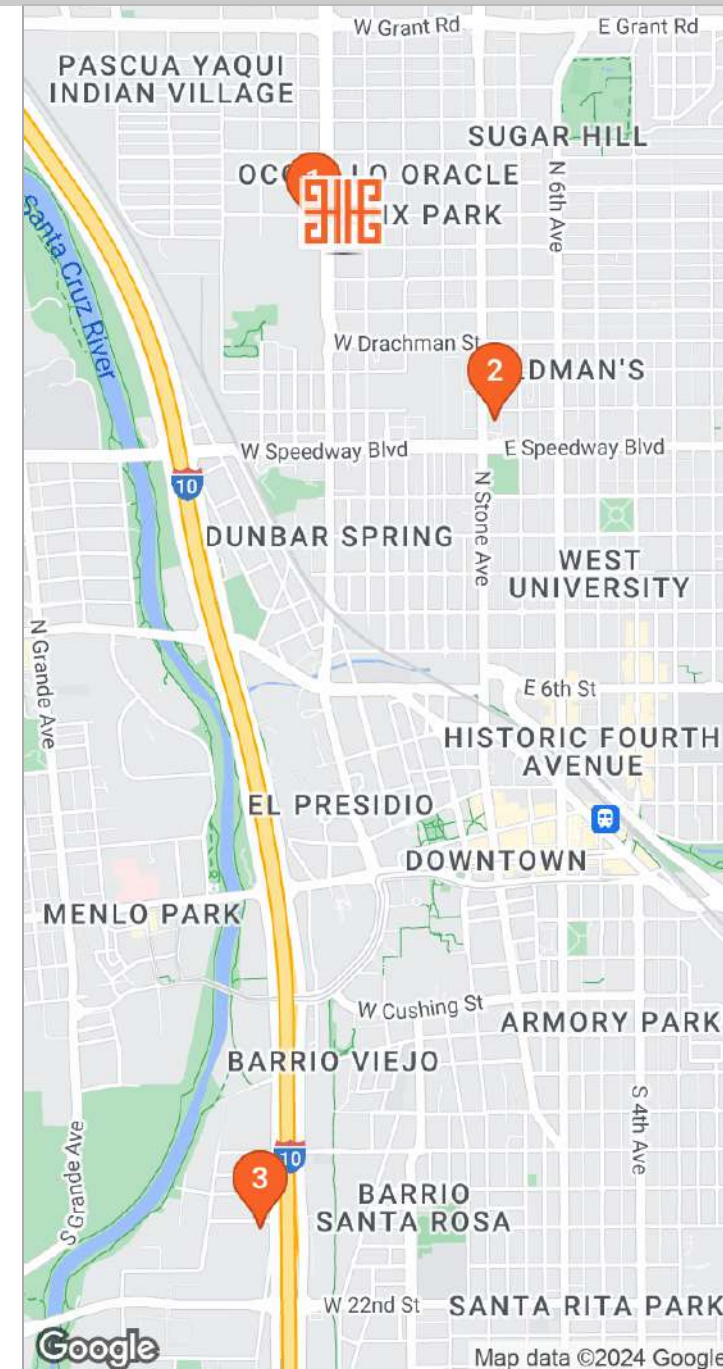
RED ROCK INN

1000 South Freeway , Tucson, AZ 85745

Price: \$2,630,000 No. Units: 42



	NAME:ADDRESS	PRICE	NO. UNITS	PRICE:UNIT
★	Quail Inn 1650 North Oracle Road Tucson, AZ	\$1,150,000	19	\$60,526
1	Wildcat Inn 1701 North Oracle Road Tucson, AZ	\$3,400,000	49	\$69,388
2	Econo Lodge University 1136 North Stone Avenue Tucson, AZ	\$3,250,000	49	\$66,327
3	Red Rock Inn 1000 South Freeway Tucson, AZ	\$2,630,000	42	\$62,619
	AVERAGES	\$3,093,333	46	\$66,111





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ADVISOR BIOS

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**JIGAR "JAY" DESAI****Senior Vice President**

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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client.

Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the University of Arizona in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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**DINESH DAN RAMA**

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PROFESSIONAL BACKGROUND

Dinesh (Dan) Rama

Co-founder, Principal and Managing Director, NewGen Advisory

Designated Broker, State of Arizona, State of New Mexico, and State of Colorado..

Dinesh Rama is a seasoned hospitality professional who began his career as a hotel owner/operator in 1994 after earning dual Bachelor's Degrees in History and Mathematics from Arizona State University. Dan went on to grow his portfolio as a franchisee of Red Brick Pizza, InterContinental Hotels, Marriott, G6 Hospitality, Wyndam Hotels and Choice International. He maintains General Manager Certifications from Holiday Inn, Motel 6 and Days Inn.

Over the course of his 26-year hospitality career, Dinesh was integral in the disposition of over one billion of hospitality assets; brokering and advising clients on acquiring, merging, and divesting of hospitality assets throughout the United States.

Dinesh earned his Certification for Hotel Industry Analytics (CHIA) - the only hotel-related certification that recognizes advanced skill and knowledge in the industry. This globally-recognized professional credential validates Dinesh's advanced knowledge in hotel industry analytics including foundational metrics, definitions, formulas and methodologies. Dinesh also holds a Certified Hotel Owners (CHO) Certificate from the Asian American Hotel Owners Association (AAHOA).

In addition to his company responsibilities at NewGen, Dinesh is an active member of the community: engaged in various local and national industry organizations. He served as the Southwest Regional Director for AAHOA - the largest hospitality owners association in the United States - and now serves as Ambassador. He also serves on the Board of Directors for the Arizona Lodging and Tourism Association's (AZLTA).

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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