



Property Summary

325 W Gurley Street, Prescott, AZ 86301



PROPERTY DESCRIPTION

Fully Leased Class A property in Downtown Prescott. Superior construction quality with 8" concrete tilt up exterior walls and high end windows. The building has two floors of professional Tenants and two elevators separating commercial and residential uses. Convenient street level parking plus an additional .36 acres on North McCormick for overflow parking. The Building is in excellent condition with new roof overlay in 2020, repaint of parking garage and railing and updated HVAC system in 2020. HVAC can be managed and monitored on line for convenient operation and troubleshooting.

The upper level consists of 4 townhomes that are individually owned but share in the common area expenses. Consistent cash flow with a great Tenant mix and easy management structure.

PROPERTY HIGHLIGHTS

- Fully leased
- Professionally Managed
- Professional Tenant Mix
- Meticulously Maintained
- Great Downtown Location

OFFERING SUMMARY

Sale Price:	\$5,800,000
Lot Size:	0.47 Acres
Building Size:	22,956 SF
NOI:	\$386,406.00
Cap Rate:	6.66%

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	4,156	43,704	87,535
Total Population	7,942	86,217	174,405
Average HH Income	\$48,394	\$67,856	\$61,841

Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

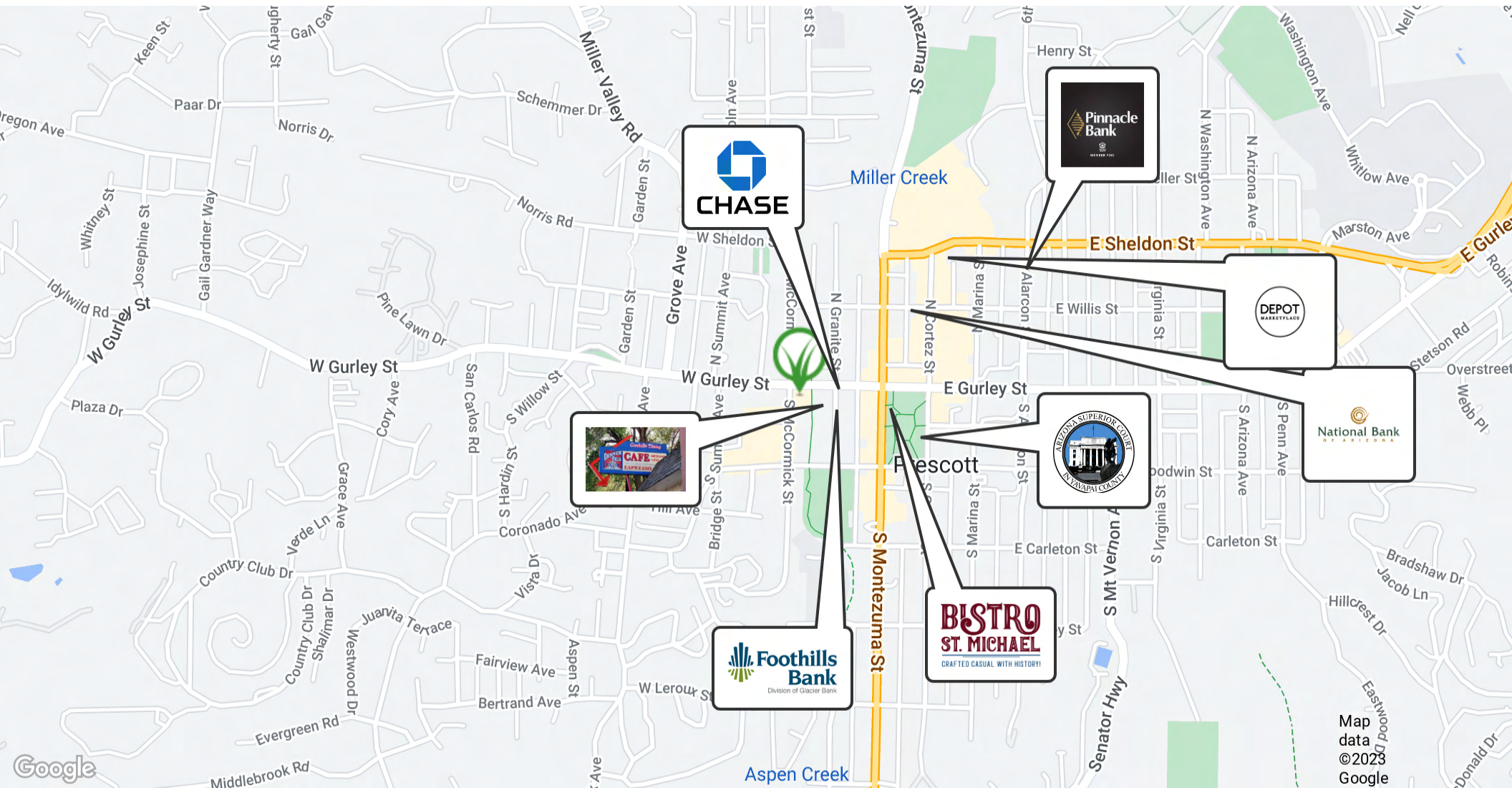
Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Location Map

325 W Gurley Street, Prescott, AZ 86301



Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Property Description

325 W Gurley Street, Prescott, AZ 86301



LOCATION DESCRIPTION

Prescott, AZ, with a population of nearly 47,000, is located 100-miles north of Downtown Phoenix approximately halfway between Phoenix and Flagstaff. Prescott is located in Yavapai County and boasts a population of nearly 243,000 residents. Prescott is the economic engine of Yavapai County; while the city accounts for 18% of the county population, it has 40% of all county jobs.

Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

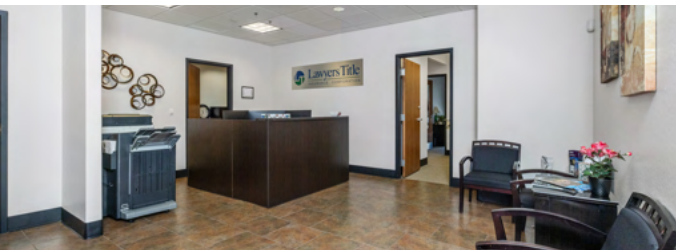
Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Additional Photos

325 W Gurley Street, Prescott, AZ 86301



Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Demographics Map & Report

325 W Gurley Street, Prescott, AZ 86301

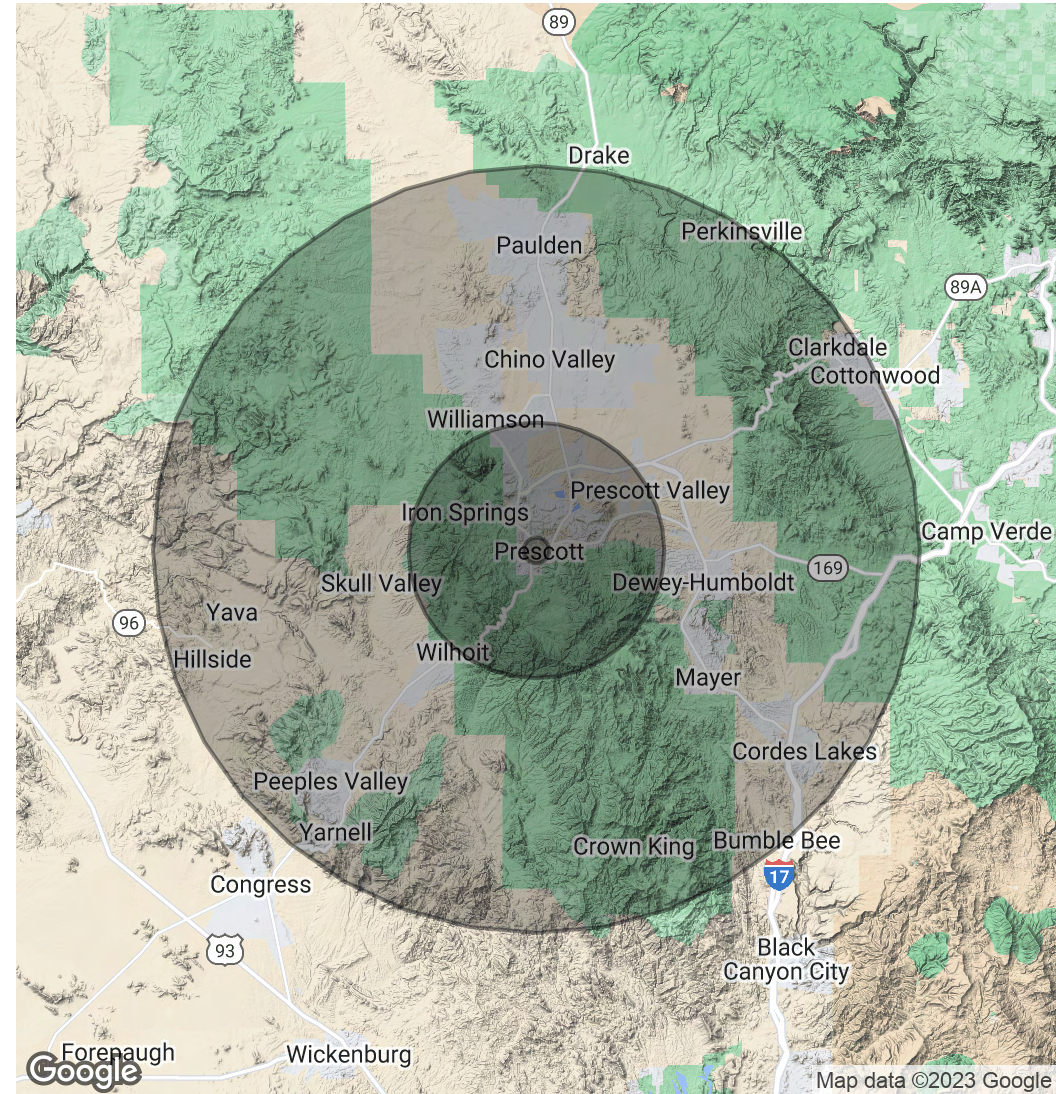
POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	7,942	86,217	174,405
Average Age	44.6	51.5	50.9
Average Age (Male)	43.7	51.3	50.6
Average Age (Female)	45.5	52.5	51.5

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	4,156	43,704	87,535
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$48,394	\$67,856	\$61,841
Average House Value	\$269,954	\$313,561	\$279,699

* Demographic data derived from 2020 ACS - US Census



Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Financial Summary

325 W Gurley Street, Prescott, AZ 86301

INVESTMENT OVERVIEW

Price	\$5,800,000
Price per SF	\$252.66
CAP Rate	6.66%
Cash-on-Cash Return (yr 1)	3.89 %
Total Return (yr 1)	\$105,087
Debt Coverage Ratio	1.17

OPERATING DATA

Gross Scheduled Income	\$555,454
Other Income	-
Total Scheduled Income	\$555,454
Vacancy Cost	\$27,772
Gross Income	\$527,682
Operating Expenses	\$168,648
Net Operating Income	\$386,406
Pre-Tax Cash Flow	\$56,466

FINANCING DATA

Down Payment	\$1,450,000
Loan Amount	\$4,350,000
Debt Service	\$329,940
Debt Service Monthly	\$27,495
Principal Reduction (yr 1)	\$48,621

Denise Raney

Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff

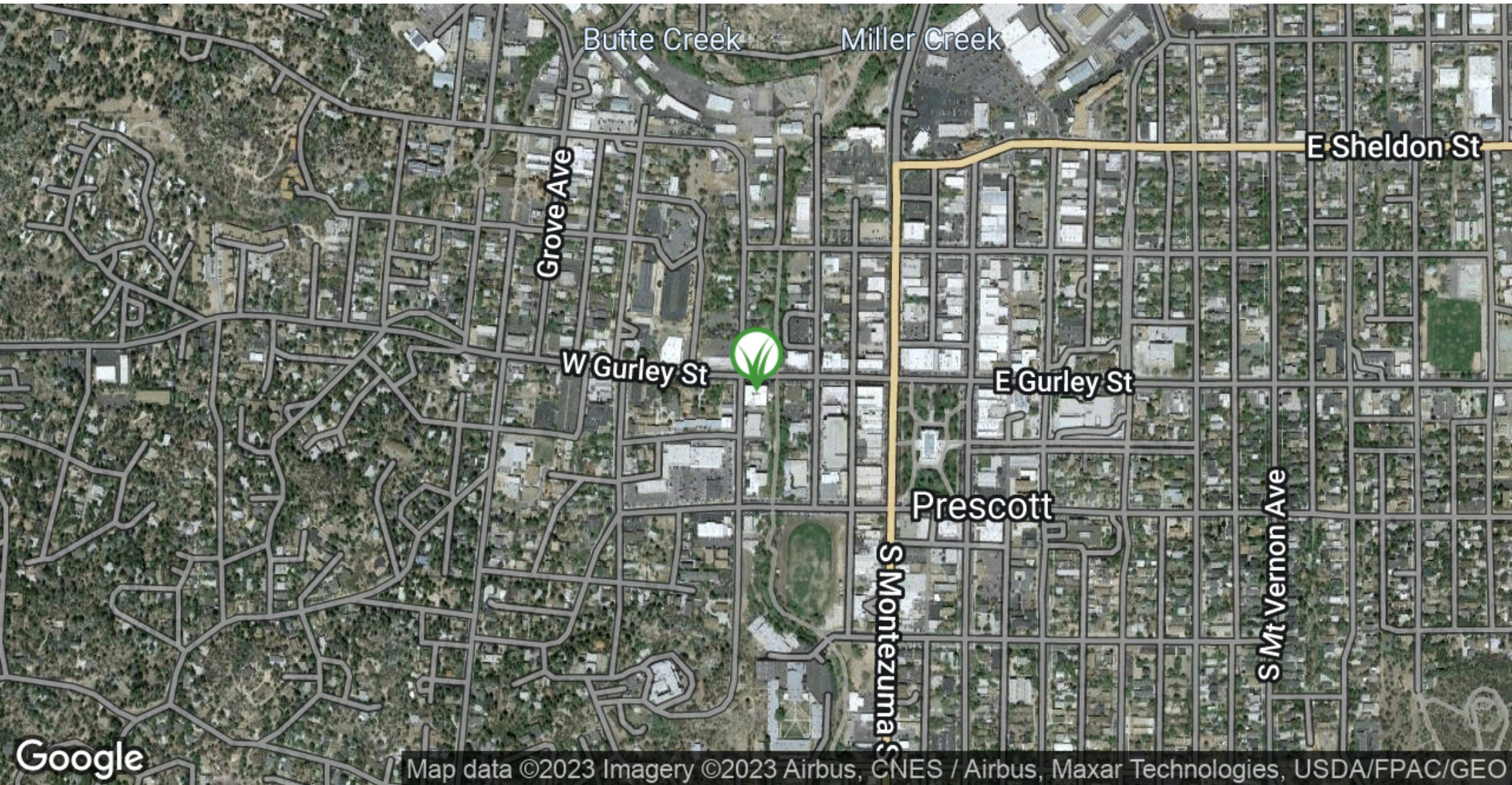
Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com



Aerial Map

325 W Gurley Street, Prescott, AZ 86301



Denise Raney
Associate Realtor
raneydms@gmail.com
928.710.2094

Nick Malouff
Associate Realtor
nickmalouff@gmail.com
928.925.2023

BHGRE-BloomTree Realty
102 W Gurley St #102
Prescott, AZ 86301
www.bloomtreecommercialre.com