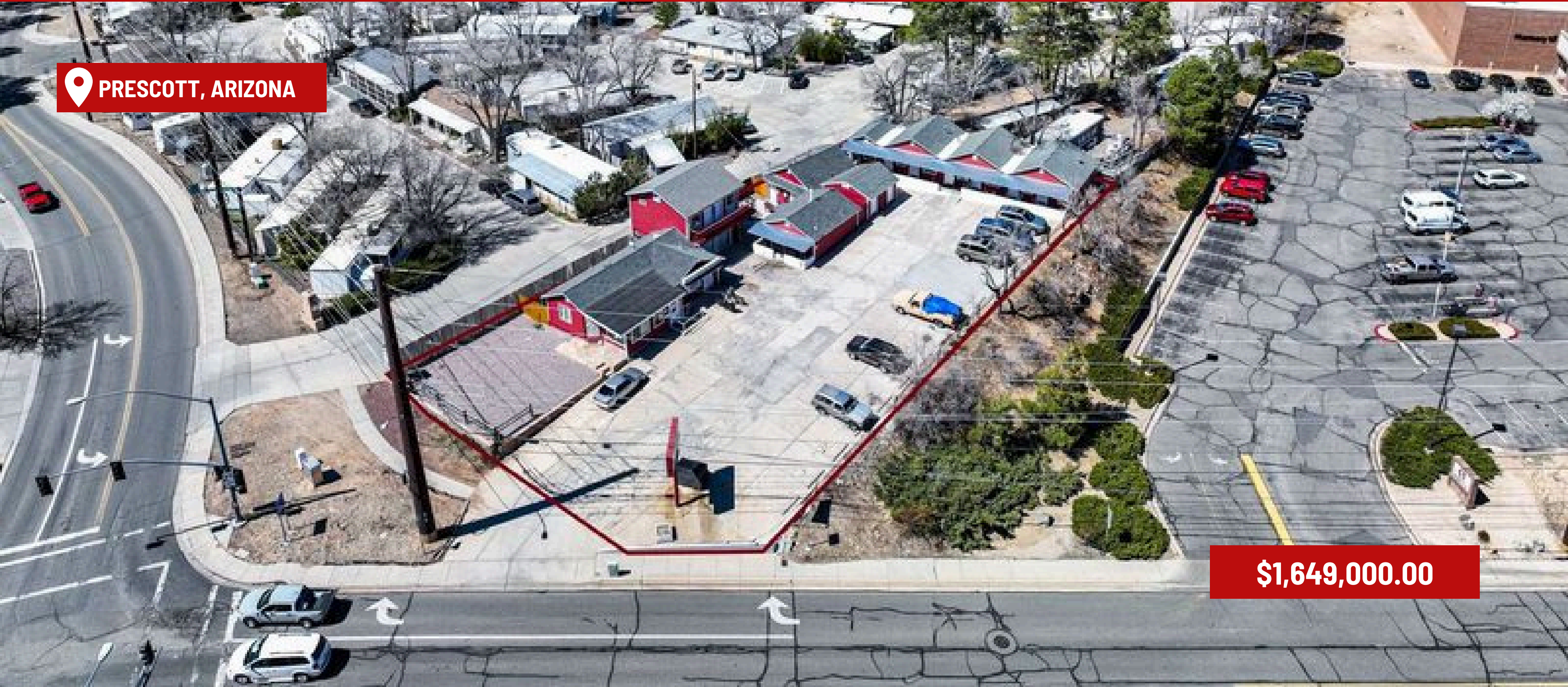


FOR SALE - 15 UNITS @ PINE VIEW

500 COPPER BASIN ROAD

 PRESCOTT, ARIZONA

\$1,649,000.00



Property Overview

Situated amidst the vibrant shops and dining establishments along Highway 89 and in Downtown Prescott, this delightful rental property is ideally positioned just a few blocks from the Prescott Courthouse. Previously known as the Pine View Motel, the new ownership has undertaken significant renovations, transforming it into a profitable venture.

Spanning a total of 4,686 square feet, this accommodation features 15 units, comprising 2 suites and 13 studio rooms. These rooms are available for rental periods of 6 or 12 months and currently have a waiting list, resulting in little to no vacancies at the property. Additional revenue is generated from the laundry facilities and late payment fees. The current Net Operating Income (NOI) for this property stands at \$138,889.73 representing a current capitalization rate of 8.42%. This is an excellent opportunity to invest in the Prescott Market with this profit producing piece.

500 COPPER BASIN ROAD, PRESCOTT, AZ 86303

BUILDING BREAKDOWN

Number of Units	15
Breakdown	2 Suites, 13 Studios
Year Built	1954/1962/1998
Year Renovated	2022
Parcel	109-09-078A
Acres	0.45
Zoning	BG - Business General
Square Footage	4,686
Stories	1-2
Parking	20 Spots
Purchase Price	\$1,649,000.00
Price Per Unit	\$109,933.00



500 COPPER BASIN ROAD, PRESCOTT, AZ 86303

FINANCIAL OVERVIEW

INCOME FROM SEPTEMBER 2023 - AUGUST 2024

Monthly Income **\$15,891.48**

Annual Income **\$190,697.72**

Operating Expenses **\$51,807.99**

Net Operating Income **\$138,889.73**

PROFORMA - INCOME RAISED TO MARKET

Monthly Income **\$19,763.00**

Annual Income **\$237,156.00**

Additional Annual Income **\$12,300.00**

(Fees & Laundry)

Gross Profit **\$249,456.00**



INCOME STATEMENT LAST 12 MONTHS

Income Statement - Pine View - September 2023 to August 2024													
	September	October	November	December	January	February	March	April	May	June	July	August	Annually
Unit 1	\$ 1,143.25	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,793.25
Unit 2	\$ 1,120.00	\$ 1,720.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 14,040.00
Unit 3	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,125.00	\$ 1,150.00	\$ 1,425.00	\$ 1,225.00	\$ 1,200.00	\$ 1,675.00	\$ 1,425.00	\$ -	\$ -	\$ 12,525.00
Unit 4	\$ 995.00	\$ -	\$ 600.10	\$ 1,200.00	\$ 1,200.00	\$ 1,250.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 12,445.10
Unit 5	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 1,001.00	\$ 1,001.00	\$ 1,001.00	\$ 11,553.00
Unit 6	\$ -	\$ -	\$ 720.12	\$ 1,200.00	\$ 1,200.00	\$ 1,225.00	\$ 1,375.00	\$ 1,325.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 11,845.12
Unit 7	\$ 1,143.25	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 13,868.25
Unit 8		\$ 1,100.00	\$ 1,100.00	\$ 1,175.00	\$ 1,100.00	\$ 1,325.00	\$ 150.00	\$ -	\$ -	\$ -	\$ 995.00	\$ 995.00	\$ 7,940.00
Unit 9	\$ 1,441.37	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 17,666.37
Unit 10	\$ 850.00	\$ 850.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 10,300.00
Unit 11	\$ 1,093.25	\$ 1,115.00	\$ 150.00	\$ -	\$ -	\$ 829.25	\$ 995.00	\$ 995.00	\$ 995.00	\$ 1,281.51	\$ 1,025.00	\$ 1,025.00	\$ 9,504.01
Unit 12	\$ 1,100.00	\$ 1,425.00	\$ -	\$ -	\$ -	\$ 466.81	\$ 1,000.00	\$ 1,300.00	\$ 1,200.00	\$ 1,696.50	\$ -	\$ -	\$ 8,188.31
Unit 13	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,650.00	\$ 1,800.50	\$ 1,700.50	\$ 1,762.00	\$ 18,913.00
Unit 14	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 745.83	\$ 995.00	\$ 945.00	\$ 970.00	\$ 995.00	\$ 945.00	\$ 8,395.83
Unit 15	\$ 2,020.48	\$ 1,875.00	\$ 1,275.00	\$ 1,275.00	\$ 1,275.00	\$ 1,300.00	\$ 1,400.00	\$ 1,275.00	\$ 1,500.00	\$ 1,275.00	\$ 1,275.00	\$ 1,275.00	\$ 17,020.48
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
Totals	\$ 15,581.60	\$ 16,535.00	\$ 14,415.22	\$14,395.00	\$14,345.00	\$16,291.06	\$16,510.83	\$16,710.00	\$17,285.00	\$17,844.51	\$15,386.50	\$15,398.00	\$ 190,697.72

EXPENSES OVERVIEW

Expenses - Pine View	
Property Tax	\$ 3,876.00
Insurance	\$ 8,242.68
Maintenance	\$ 10,000.00
APS	\$ 17,904.00
Unisource	\$ 2,579.24
Sparklight	\$ 1,019.88
City of Prescott	\$ 4,372.24
In house Manag	\$ 3,813.95
Totals	\$ 51,807.99
NOI	\$ 138,889.73
CAP RATE	8.42%

500 COPPER BASIN ROAD, PRESCOTT, AZ 86303

Property Features

Actual 8.42% CAP



**15 Units
Profit Producing**



**Newly Renovated
Turn Key Ready**



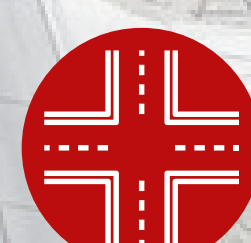
Ample Parking



**4 Blocks From
Downtown Prescott**

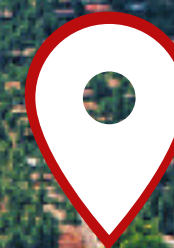


**Signalized
Intersection**

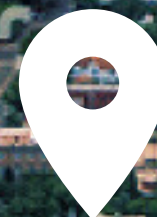


500 COPPER BASIN ROAD, PRESCOTT, AZ 86303

Aerial Location



SUBJECT PROPERTY



DOWNTOWN SQUARE



WHISKEY ROW



DEPOT MARKETPLACE

500 COPPER BASIN ROAD, PRESCOTT, AZ 86303

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



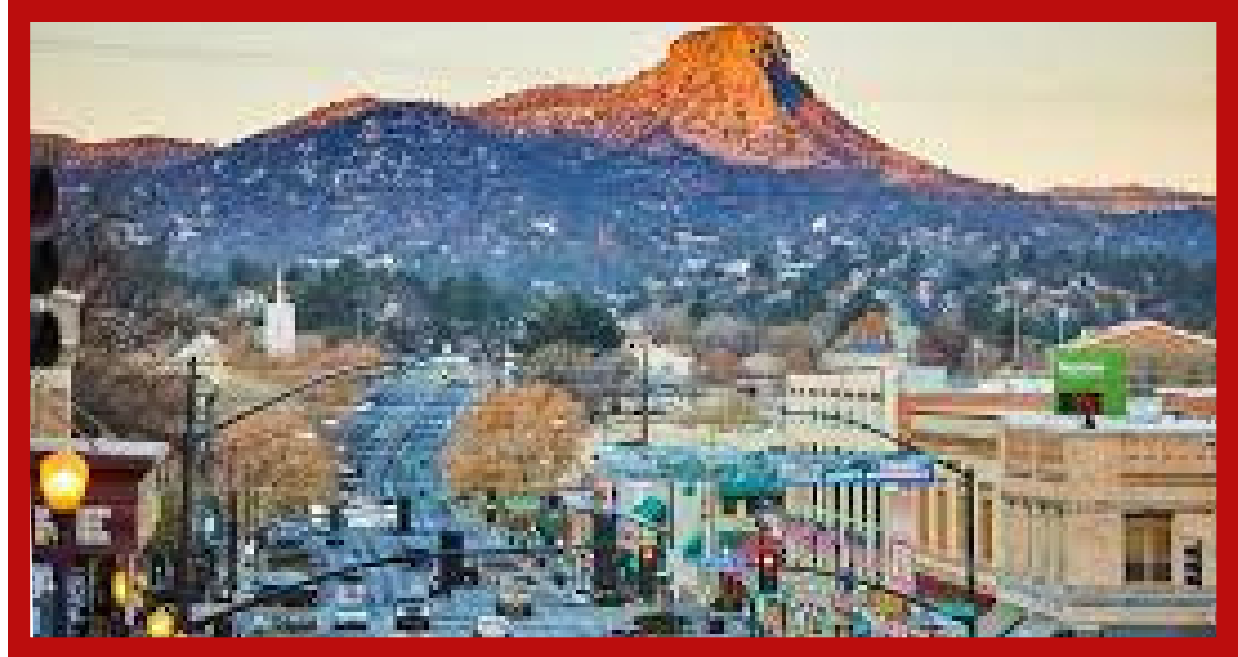
AVERAGE INCOME

\$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

Founded: 1864 **Incorporated:** 1883
Elevation: 5,410 ft. **Location:** Yavapai County

Distance to major cities:

Phoenix: 102 miles **San Diego:** 373 miles
Tucson: 213 miles **Los Angeles:** 379 miles
Las Vegas: 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

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

500 COPPER BASIN ROAD, PRESCOTT, AZ



**PRESCOTT COMMERCIAL
REAL ESTATE**

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