

FOR SALE

1490 West Gurley Street, Prescott AZ 86303

Beautiful Furnished 3 Unit Building



Listing Price: \$795,000 or Per Unit: \$265,000 Proforma Capitalization Rate: 6.5%

DESCRIPTION

Fully furnished and remodeled, each unit boasts modern finishes, stylish decor, and a turnkey, move-in-ready feel. Ideally situated on bustling West Gurley Street, this property combines prime location with effortless rental appeal

PROPERTY HIGHLIGHTS

- 1.5 miles from the Court House Square
- All 3 Bedroom, 1 Bath Fully Furnished Units
- Fire sprinklers just installed
- Separate electric meters

PROPERTY OVERVIEW

Fully remodeled and thoughtfully designed, this 1,902 sq. ft. three-unit property offers a rare blend of modern style and proven income potential in desirable Prescott. The sprinklered building has been extensively updated and is currently configured and fully serviced for short-term to medium-term rentals, making it an ideal opportunity for investors seeking immediate cash flow.



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Property Features

Building Size : 1,902 Sq ft

NOI: \$49,536

Unit 1: 1 BR | 1 BA | 650 Sq Ft | \$1895/mo

Cap Rate : 6.5%

protected rent per month including utilities

Unit 2: 1 BR | 1 BA | 650 Sq Ft | \$1895/mo

protected rent per month including utilities

Unit 3: 1 BR | 1 BA | 500 Sq Ft | \$1695/mo

protected rent per month including utilities

Total Annual Gross Rent: \$65,820 with vacancy rate



Unit 1- Living Interior



Unit 2- Living Interior



Unit 3- Living Interior



Exterior Unit 2 and Unit 3

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1490 West Gurley Street Proforma (6 month to 1 year Leases)

1490 West Gurley Proforma (6month to 1 year)

Total Annual Gross Rent	\$65,820
Expenses	(-2,604)(\$217 per month)
Real Estate Taxes	(-1440)(\$120 per month)
Insurance	(-600) (\$150 per quarter)
Landscaping	(-2,400) (\$200 per month)/ water, trash and gas
Repairs	(-2000)
Internet	(-7240)
Net Annual Expenses	(-16284)
Net Operating Income	\$49,536
Indicated Capitalization Rate	6.50%



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AERIAL MAP / OVERVIEW



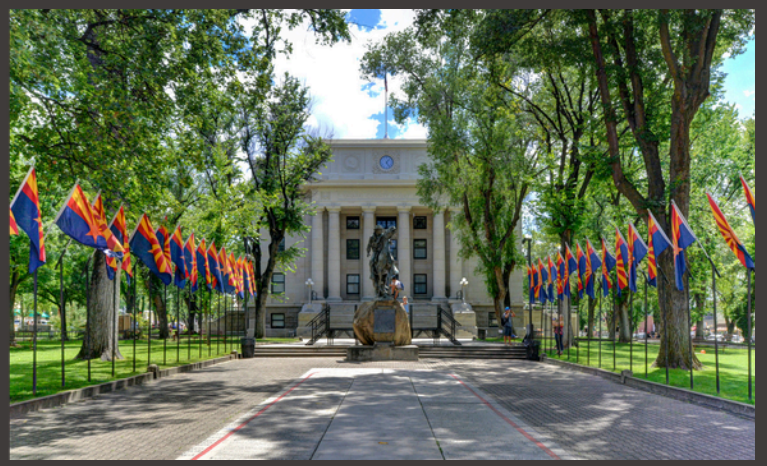
SUBJECT PROPERTY

COURTHOUSE SQUARE

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	531	1,499	5,646
Median age	53	53	52
Median age (Male)	53	52	52
Median age (Female)	54	53	53
Total households	265	753	2,873

5 miles form Gold Water Lake

1 Mile West of Downtown Prescott



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.

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.

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