

# Property Summary

409 S Montezuma St, Prescott, AZ 86303



## PROPERTY DESCRIPTION

Welcome to your next investment gem, perfectly poised in the vibrant downtown Prescott area! Built in 1950, this newly remodeled commercial property combines modern elegance with exceptional functionality, offering a pristine opportunity for savvy investors seeking a fully occupied, hassle-free asset. Upgrades include modern appliances, new roof, flooring, paint, and much more.

## PROPERTY HIGHLIGHTS

- Fully Occupied
- Turnkey Condition
- Prime Location
- No Deferred Maintenance
- New Parking Lot
- Zoned for Versatility

## UNIT MIX

10 – 1 Bedrooms  
1 – Studio  
1 – 2 Bedroom

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,550,000
<b>Lot Size:</b>	0.34 Acres
<b>Building Size:</b>	6,229 SF
<b>NOI:</b>	\$165,788
<b>Cap Rate:</b>	6.5%

## DEMOGRAPHICS

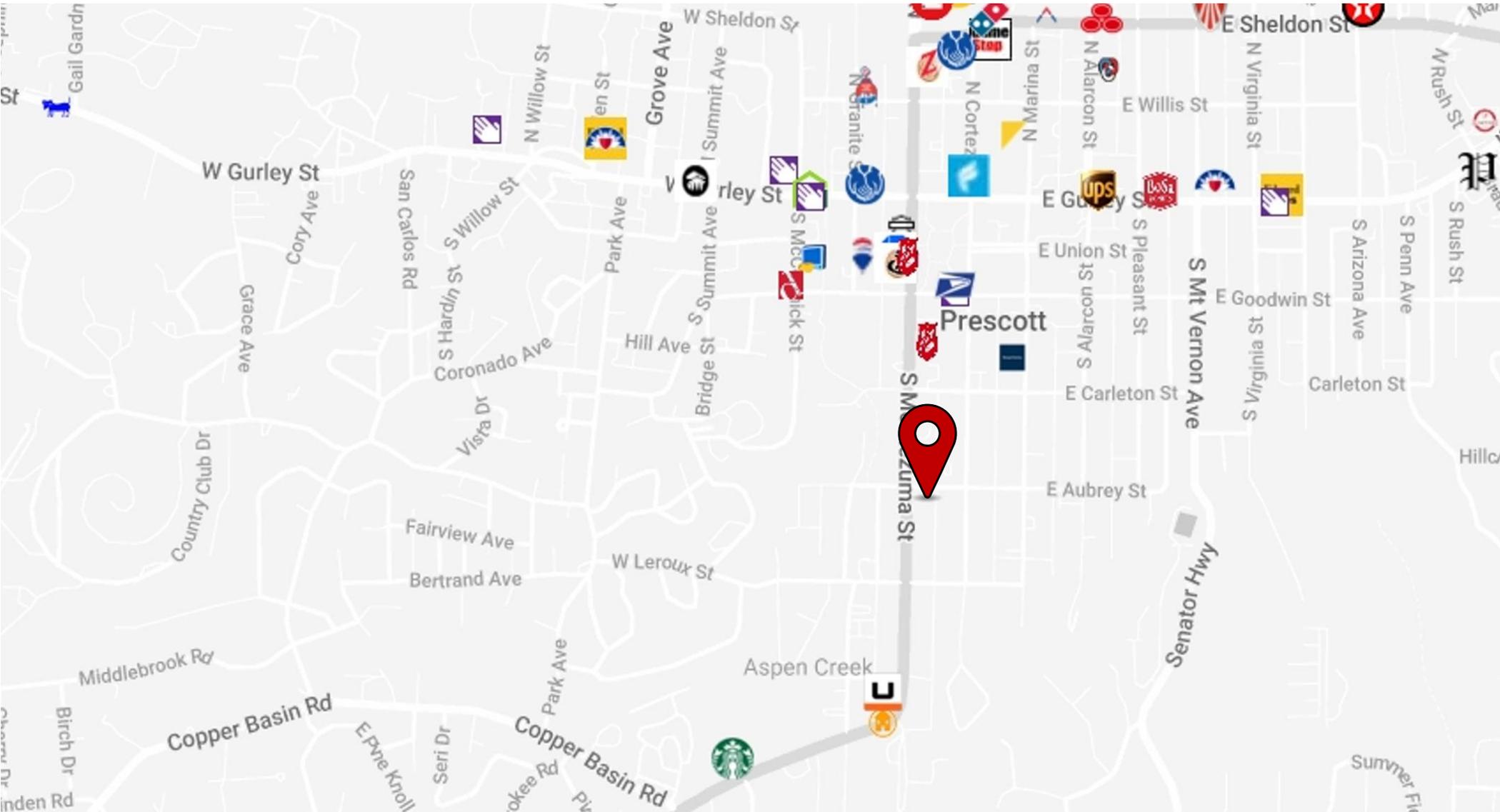
	1 MILE	10 MILES	30 MILES
<b>Total Households:</b>	4,156	43,704	87,535
<b>Total Population:</b>	7,942	86,217	174,405
<b>Average HH Income:</b>	\$48,394	\$67,856	\$61,841

**Nick Malouff**  
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325 W Gurley St. #104  
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# Location Map

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## 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.



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# Additional Photos

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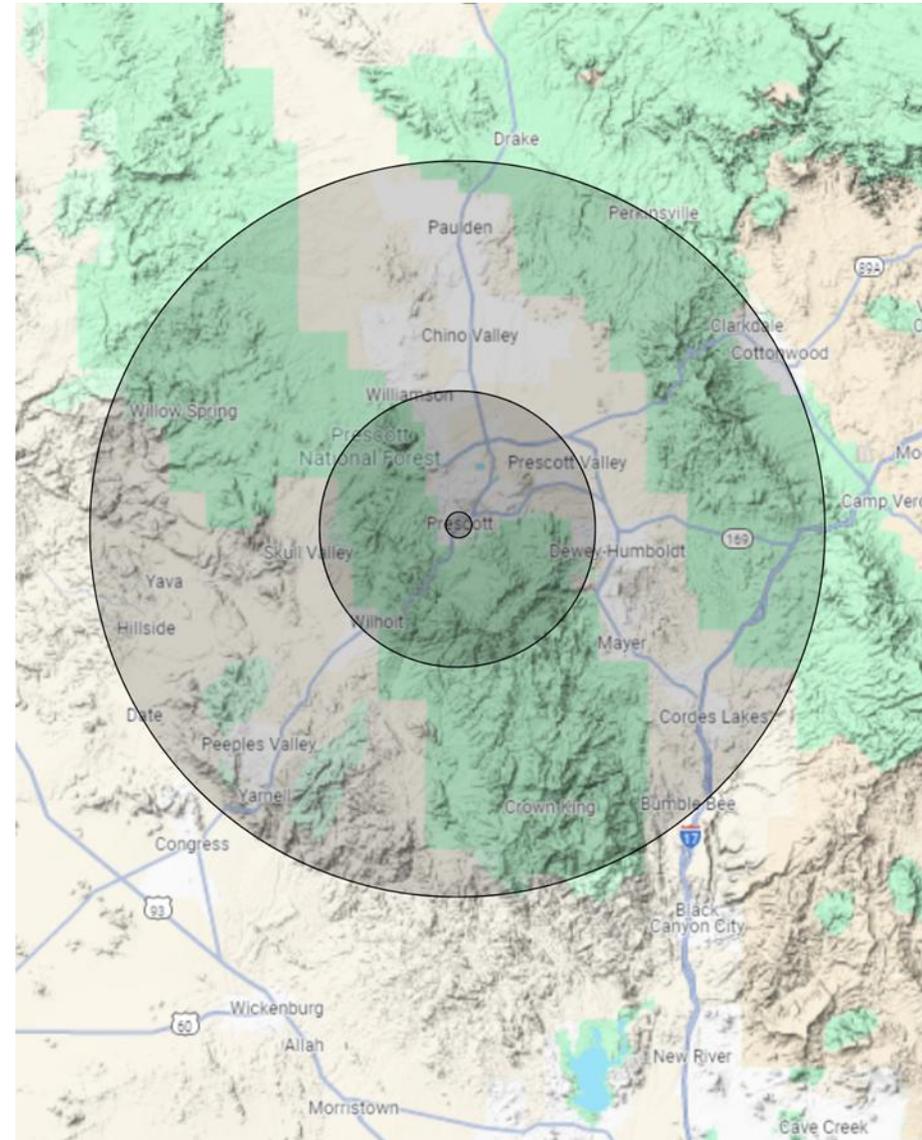
# Demographics Map & Report

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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
<b>Total Households</b>	4,156	43,704	87,535
<b># of Person per HH</b>	1.9	2.0	2.0
<b>Average HH Income</b>	\$48,394	\$67,856	\$61,841
<b>Average House Value</b>	\$269,954	\$313,561	\$279,699

*\*Demographic data derived from 2020 ACS – US Census*





# Financial Opportunities Summary

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## SALE DETAIL

Price	\$2,550,000
Price per SF	\$409.37
CAP Rate	6.5%
Cash-on-Cash Return (yr 1) (w/30% Down) (6% Int.)	5.89%
Total Return (yr 1)	\$173,527
Debt Coverage Ratio	1.35

## INCOME SUMMARY

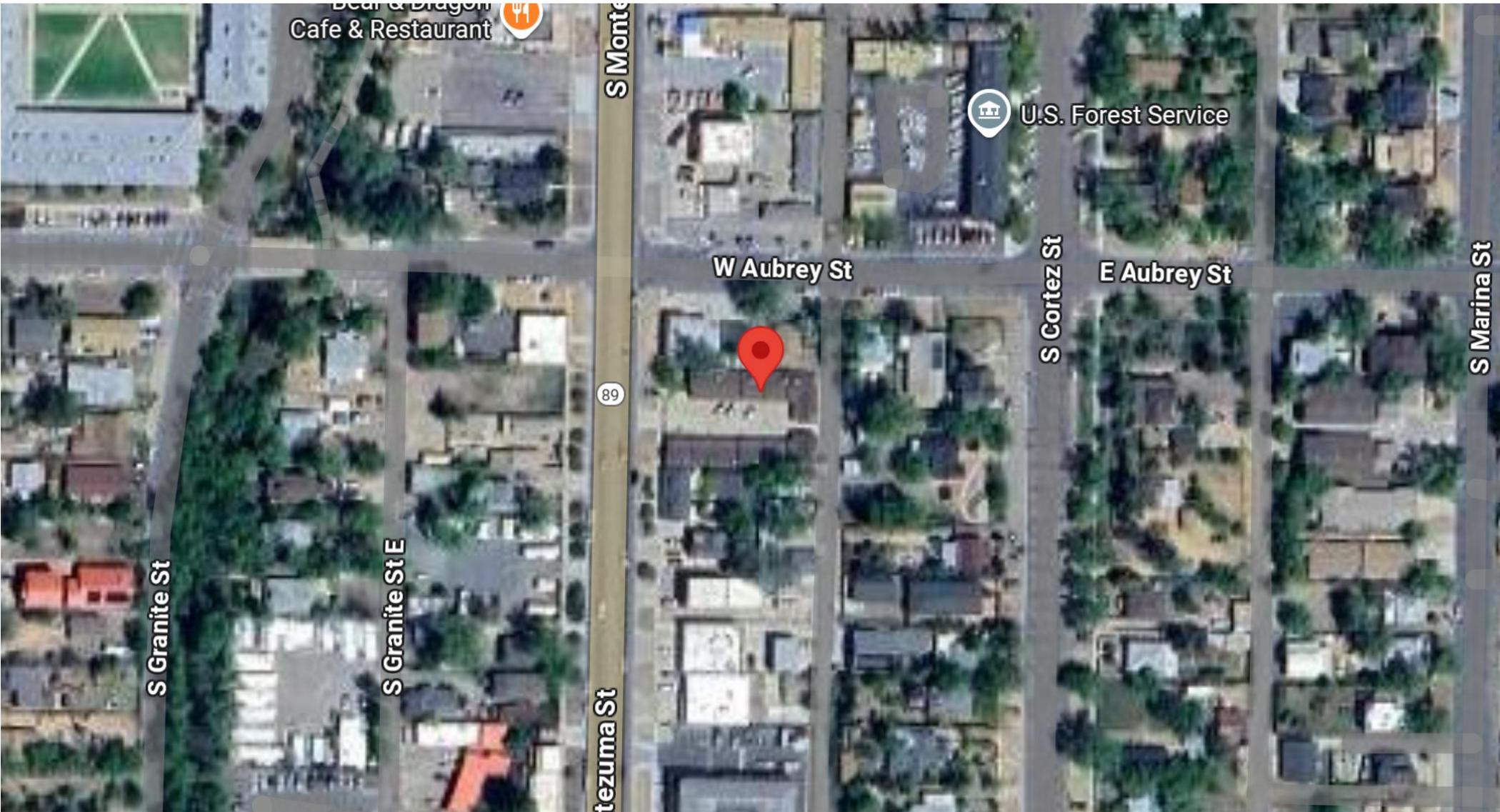
Gross Scheduled Income	\$242,112
Other Income	-
Total Scheduled Income	\$ 242,112
Vacancy Cost	\$12,106
Gross Income	\$230,006
Operating Expenses	\$56,479
Net Operating Income (Trended)	\$173,527
Pre-Tax Cash Flow	\$45,104

## FINANCING DATA

Down Payment	\$765,000
Loan Amount	\$1,785,000
Debt Service	\$128,424
Debt Service Monthly	\$10,702
Principal Reduction (yr 1)	\$22,586
Potential Total Return on conversion 5 yr on 6% cap rate	19.89%

# Aerial Map

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