

# Investment Opportunity

5700 & 5900 E OLD  
WALNUT CANYON RD  
FLAGSTAFF, AZ 86004

**FOR SALE | \$3,750,000**

Exclusively Offered By:

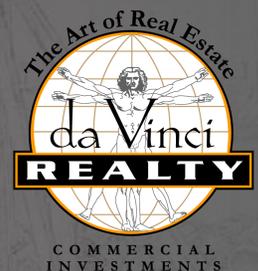
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## Confidentiality & Disclaimer

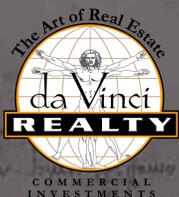
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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## Property Description

Introducing a prime commercial property offering a strategically positioned 9,600 square foot warehouse on a sprawling 1.77-acre lot plus 143 RV & Boat spaces on 1.66 acres. This property presents a unique investment opportunity with a diversified income stream and an array of valuable assets.

The building is currently home to Wyndham Vacation Resorts, occupying 62.5% of the warehouse building with a secure 25-year triple net lease, providing a stable and consistent revenue stream and Katlon Inc. who occupies the remaining 37.5% with a three-year modified gross lease, offering flexibility and potential for increased returns in the future.

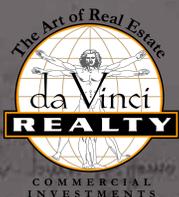
The collective cap rate for both the warehouse and the storage spaces is an attractive 6.6%, offering investors a solid and reliable return on investment.

But the benefits don't stop there. The sale of this property includes valuable assets such as a 1998 Chevy truck with a snow plow (worth \$15,000), a 2021 John Deere tractor (worth \$61,000), and a 1994 Arctic Cat (worth \$750). These assets not only enhance the property's operational efficiency but also contribute to its overall value.

In summary, this commercial property offering is a well-rounded investment with a solid 6.6% cap rate, reliable long-term leases, diverse income streams, and the added bonus of valuable assets. Don't miss out on this exceptional opportunity to secure a prime piece of real estate with multiple avenues for growth and income generation.

## Location Description

On the east side of Flagstaff off Country Club Dr and east on Oakmont



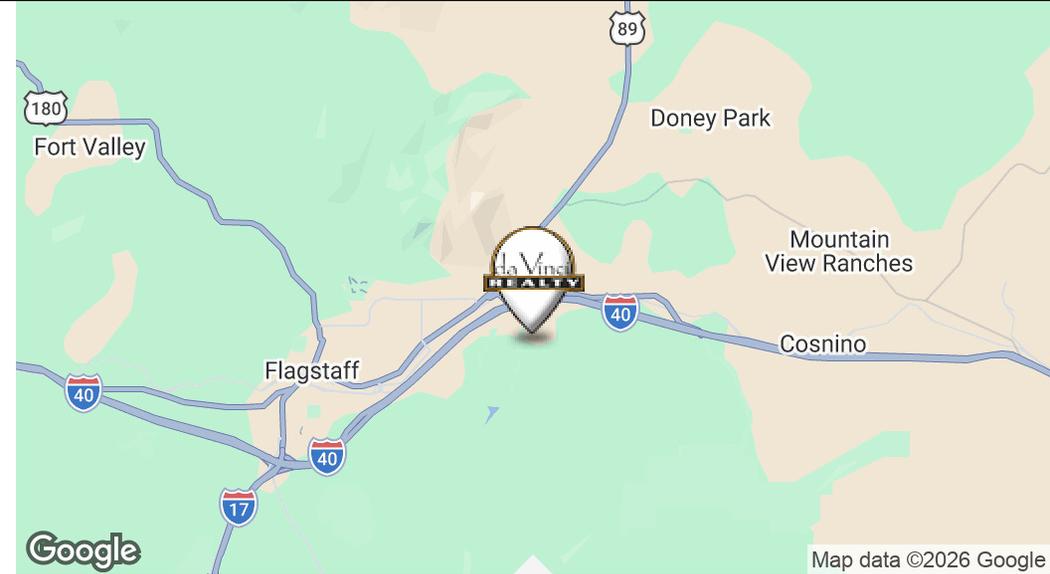
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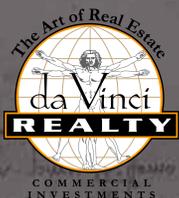
# Property Details & Highlights

FOR SALE | \$3,750,000



Offering Price	\$3,750,000
Building Size	9600
Lot Size	3.43 Acres
APN's	11702008D & 11702012A
NOI	\$247,561
Cap Rate	6.6%
Year Built	1977
Number of Floors	2
Zoning	Community Commercial (CC)
Number of Buildings	1

- 9,600SF warehouse building with 100% occupancy
- 25 year lease with Wyndham Vacation Resorts
- 143 RV & boat storage with 100% occupancy and a long waitlist
- 6.6% Cap Rate
- Additional valuable assets included in sale



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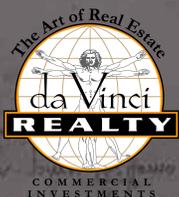
# Income & Expenses

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Income Summary	Investment Opportunity
Warehouse Wyndham	\$80,979
Warehouse Katlon	\$43,200
RV & Boat Storage	\$135,828
Vacancy Cost	\$0
<b>Gross Income</b>	<b>\$260,007</b>

Expenses Summary	Investment Opportunity
Office Rent	\$2,589
Sales tax	\$6,900
Utilities	\$602
Insurance	\$1,216
Property Taxes	\$1,139
<b>Operating Expenses</b>	<b>\$12,445</b>

**Net Operating Income** **\$247,561**



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# Warehouse Rent Roll

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Suite	Tenant Name	Size SF	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
1	Windham Vacation Resorts	6,000 SF	\$13.50	\$6,748	\$1.12	\$80,979	1/31/2024	12/31/2048
2	Katlon Inc.	3,600 SF	\$12.00	\$3,599	\$1.00	\$43,200	1/31/2024	1/30/2027
<b>Totals</b>		<b>9,600 SF</b>	<b>\$25.50</b>	<b>\$10,347</b>	<b>\$2.12</b>	<b>\$124,179</b>		

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# Additional Photos

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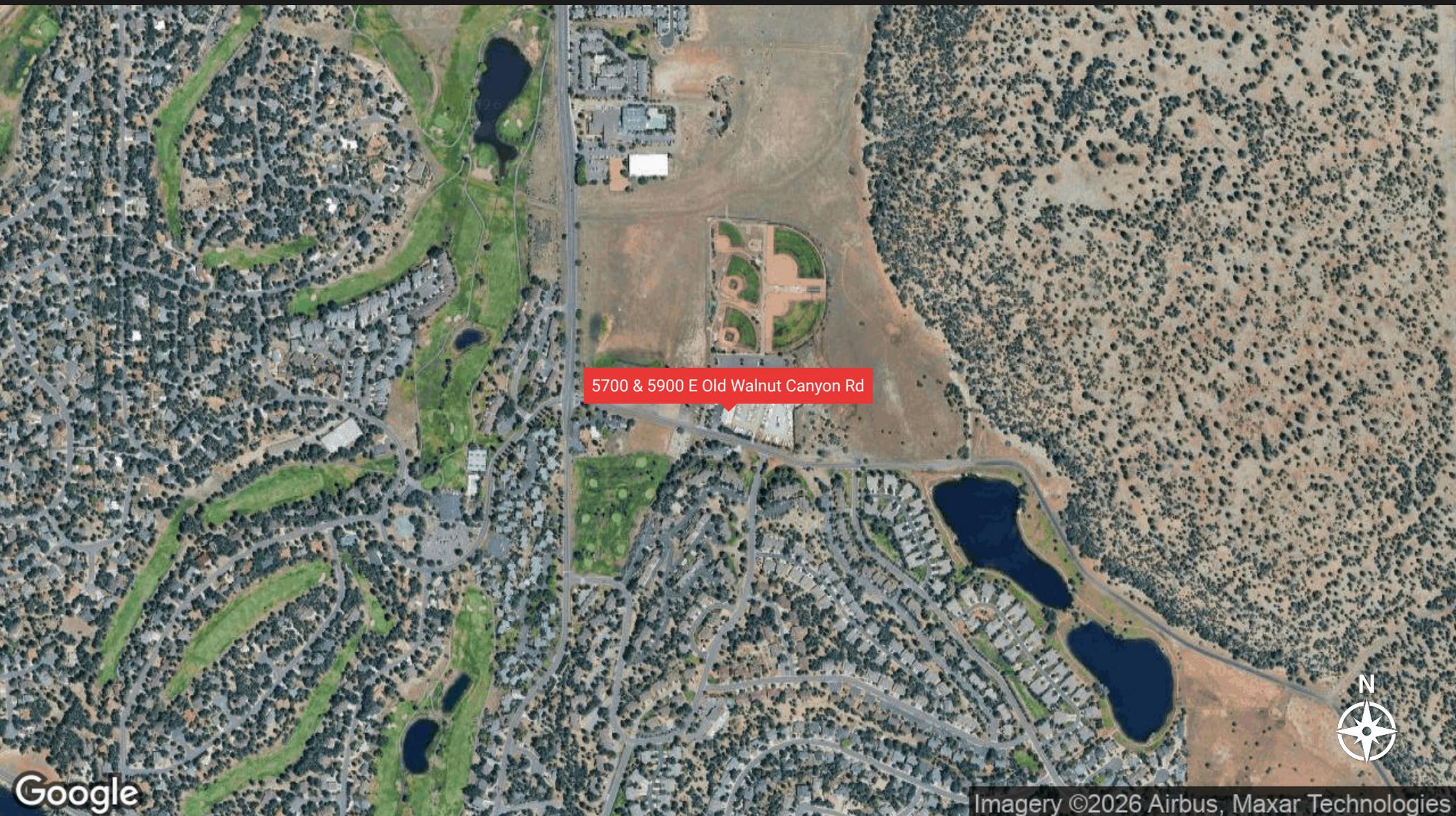


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# Aerial Map

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5700 & 5900 E Old Walnut Canyon Rd



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Google

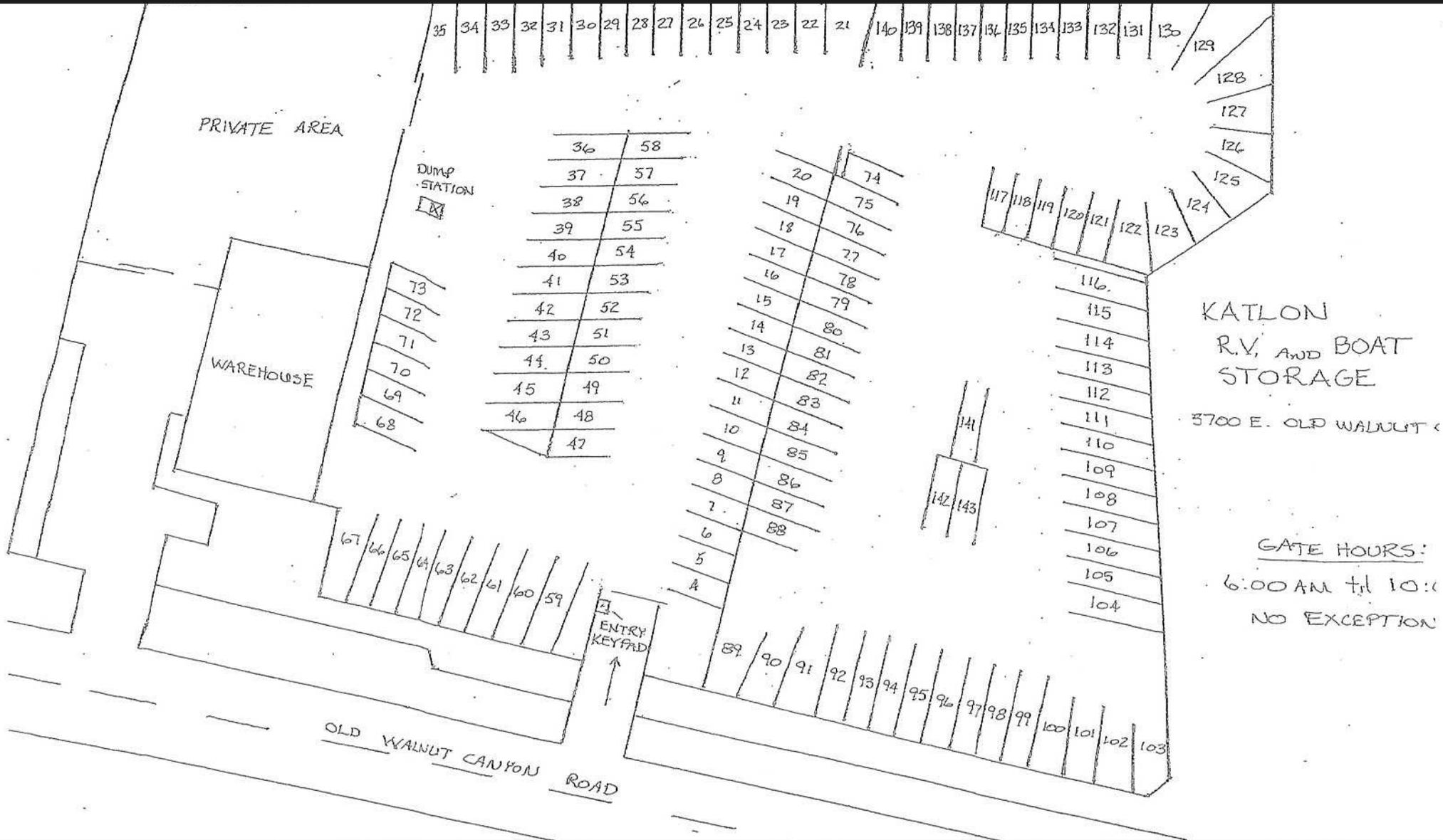


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# Parcel Map with Improvements

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# Parcel Map

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# Community Profile Flagstaff

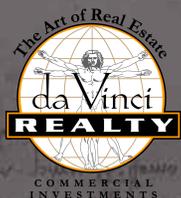
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## Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.



Please visit [flagstaff.az.gov](http://flagstaff.az.gov) to learn more about the City of Flagstaff.



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## Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

mark@davincirealty.com

Direct: 928.779.3800 | Cell: 928.254.1770

### Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

### Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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