

Log Wagon Motel-Highly Successful



OFFERING MEMORANDUM | 14 KEYS AND SELLER CARRY POSSIBLE

573 W Wickenburg Way
Wickenburg, AZ 85390



Log Wagon Motel-Highly Successful

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	573 W Wickenburg Way Wickenburg AZ 85390
COUNTY	Maricopa
MARKET	Wickenburg
LAND ACRES	0.47 acres
TOTAL ROOMS	14
LAND SF	20,473 SF
YEAR BUILT	1936 & 1955
YEAR RENOVATED	2020
APN	[C-G] COMMERCIAL, GENERAL
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,695,000
PRICE PER KEY	\$192,500
OCCUPANCY	97.00 %
NOI (CURRENT)	\$188,621
NOI (Pro Forma)	\$213,338
RRM (CURRENT)	9.90
RRM (Pro Forma)	8.98
CAP RATE (CURRENT)	7.00 %
CAP RATE (Pro Forma)	7.92 %
CASH ON CASH (CURRENT)	7.43 %
CASH ON CASH (Pro Forma)	10.49 %
ADR (CURRENT)	\$55
ADR (Pro Forma)	\$61
REV PAR (CURRENT)	\$53
REV PAR (Pro Forma)	\$59

PROPOSED FINANCING

Seller Carry	
LOAN TYPE	Amortized
DOWN PAYMENT	\$808,500
LOAN AMOUNT	\$1,886,500
INTEREST RATE	5.50 %
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$128,540
LOAN TO VALUE	70 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,963	6,796	7,916
2023 Median HH Income	\$62,456	\$63,428	\$64,274
2023 Average HH Income	\$98,147	\$100,816	\$101,225



?? **Investment Opportunity: The Log Wagon Inn - Prime Real Estate in Wickenburg, AZ** ??

- Welcome to The Log Wagon Inn, an extraordinary investment opportunity situated in the heart of Wickenburg, Arizona. With its consistently high occupancy rate and impeccable upkeep, this motel presents a lucrative chance for savvy real estate investors.

Boasting 14 keys, The Log Wagon Inn stands as a testament to quality and resilience. Despite facing adversity in 2021 with the loss of one building to fire, the property has been completely rebuilt from the ground up, featuring brand-new electrical systems, roofing, and plumbing. This substantial investment ensures that the property is not only restored but positioned for long-term success.

- One of the key attractions of The Log Wagon Inn is its remarkable occupancy rate, which remains close to 100% throughout the year. This high demand for accommodations is driven by Wickenburg's robust local economy, characterized by a strong employment rate. As a result, the weekly rental option offered by The Log Wagon Inn is in high demand, providing a steady stream of income for investors.

Strategically located near Old Town Wickenburg, The Log Wagon Inn benefits from its proximity to popular attractions and amenities, enhancing its appeal to guests. With the town's rich history, vibrant culture, and thriving commercial scene just steps away, visitors are drawn to the convenience and charm of this location.

- Investing in The Log Wagon Inn offers more than just financial returns; it provides an opportunity to be part of a community-driven venture. With its reputation for exceptional service and guest satisfaction, this property has established itself as a beloved destination for travelers seeking comfort and convenience.

Don't miss out on this rare chance to acquire a turnkey investment property in Wickenburg's hospitality sector. The Log Wagon Inn promises not only immediate returns but also the potential for long-term growth and success. Contact us today to learn more about how you can become a part of this thriving venture.



Discover Wickenburg: Where Heritage Meets Innovation ??

- Nestled in the heart of Arizona's picturesque desert landscape lies Wickenburg, a town with a vibrant past and an exciting future. Renowned as the "Team Roping Capital of the World," Wickenburg boasts a rich Western heritage that permeates every aspect of life here. But there's so much more to this gem of the Southwest than its cowboy roots.

Thriving Employment Base:

Wickenburg isn't just about rodeos and cowboy hats—it's also a bustling hub of economic activity. The town's diverse employment base caters to various industries, providing opportunities for professionals from all walks of life. With the prestigious title of the "Team Roping Capital of the World," Wickenburg hosts numerous events and attracts enthusiasts from far and wide, contributing to a vibrant tourism sector.

- ****Mining Heritage:****

Explore the town's history and you'll discover its deep ties to mining. Wickenburg's rich veins of gold and silver have shaped its identity and provided a steady source of economic prosperity for generations. Today, the echoes of this legacy can still be felt, offering a fascinating glimpse into the town's past while laying the groundwork for future development.

New Frontiers:

Wickenburg is on the cusp of a new era of innovation with the upcoming construction of a state-of-the-art chip manufacturing plant. This groundbreaking initiative promises to bring high-tech jobs and investment to the area, positioning Wickenburg as a key player in the technology sector and diversifying its economic landscape.

Regional Map



Locator Map



- ****Infrastructure Development:****

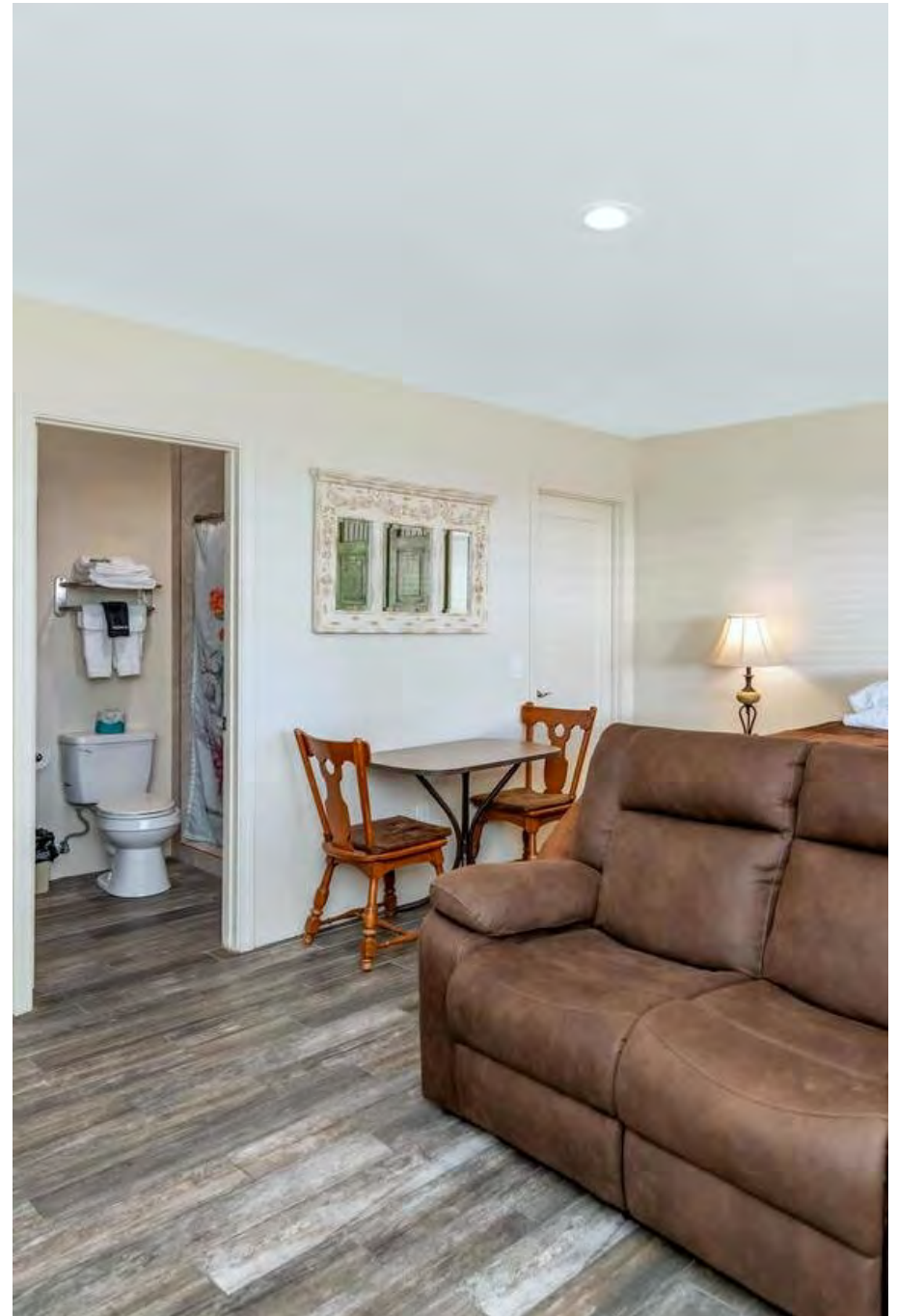
As Wickenburg continues to grow and evolve, so too does its infrastructure. The expansion of the highway network is enhancing connectivity and accessibility, making it easier than ever to travel to and from this dynamic town. These improvements not only benefit residents and businesses but also pave the way for increased commerce and tourism.

- ****Natural Wonders:****

Beyond the town limits, Wickenburg is surrounded by breathtaking natural beauty, including the nearby Lake Pleasant area. Whether you're a nature enthusiast, an outdoor adventurer, or simply seeking tranquility amidst stunning surroundings, Wickenburg offers a gateway to unforgettable experiences in the great outdoors.

- ****Experience Wickenburg:****

Come experience the magic of Wickenburg, where the spirit of the Old West mingles with the promise of tomorrow. Whether you're drawn by its rich heritage, its economic opportunities, or its natural wonders, Wickenburg welcomes you with open arms. Discover why this charming town is not just a destination but a way of life





02 Property Description

- Property Features
- Aerial Map
- Motel Amenities
- Room Amenities
- Property Images

PROPERTY FEATURES

TOTAL ROOMS	14
LAND SF	20,473
LAND ACRES	0.47 acres
YEAR BUILT	1936 & 1955
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	[C-3] Major Street Commercial
BUILDING CLASS	B+
TOPOGRAPHY	Flat
LOCATION CLASS	B+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	20
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1
NON SMOKING ROOMS	14

NEIGHBORING PROPERTIES

WEST	Pizza and Laundry Facility
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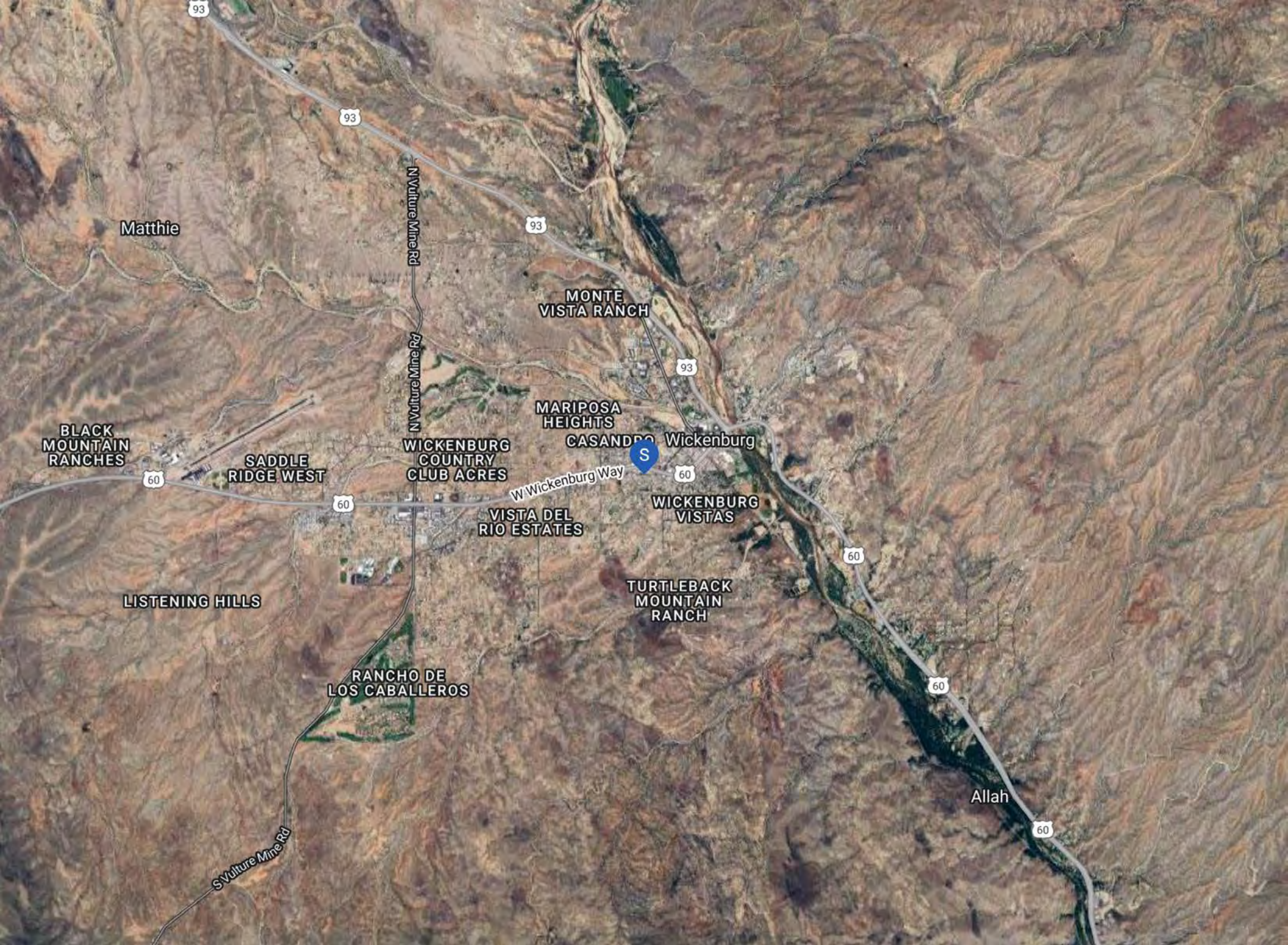
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
LIGHTING	Security

AMENITIES

BBQ AREA	Charcoal BBQs
COMMON AREA	Covered Patio
ICE/VENDING MACHINES	Soda







Motel Amenities

- BBQ Area
- Vending Machines
- Courtyard to relax
- Ample Parking



Room Amenities

- Remodeled
- Air Conditioning
- Refrigerators
- Remodeled Bathrooms





03

Room Rates

Room Rate Summary

Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
14	300	Deluxe	\$125	\$80	Weekly Rates \$425-500 Pet Rent \$5 per day Dogs: \$10/dog/night/ limit 2 small-medium breeds. Veterans/ First responders receive \$5 off a night or \$25 off weekly





04

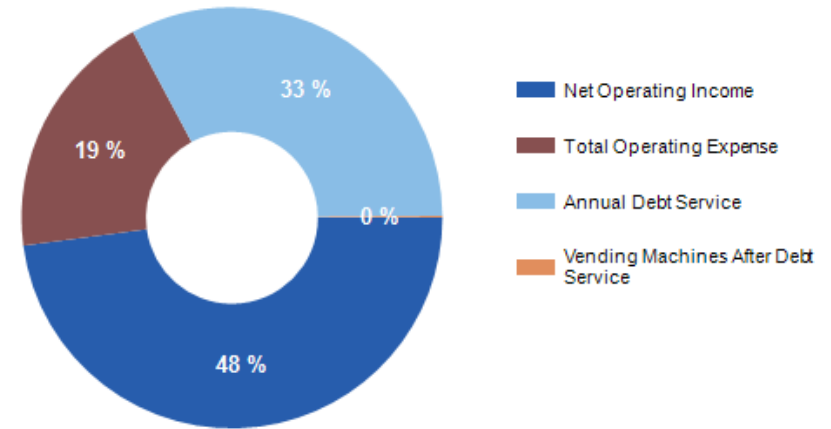
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

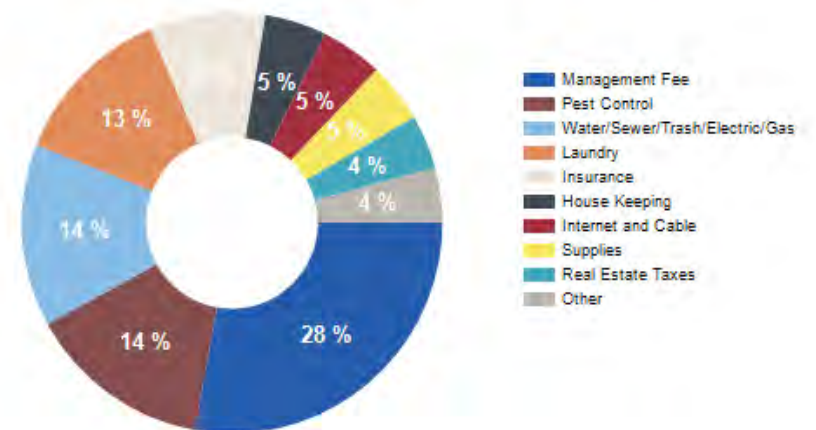
INCOME	CURRENT		PRO FORMA	
Gross Room Revenue	\$272,322	99.8 %	\$300,000	
Vending Machines	\$600	0.2 %		
Gross Potential Income	\$272,922		\$300,000	
General Vacancy	-\$8,170	3.0 %	-\$9,000	3.0 %
Total Revenue	\$264,752		\$291,000	
Less Expenses	\$76,131	28.75 %	\$78,231	26.88 %
Net Operating Income	\$188,621		\$212,769	
Annual Debt Service	\$128,540		\$128,540	
Cash flow	\$60,081		\$84,229	
Debt Coverage Ratio	1.47		1.66	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$3,151	\$3,151
Insurance	\$6,770	\$6,770
Management Fee	\$21,180	\$23,280
Internet and Cable	\$3,600	\$3,600
Repairs & Maintenance	\$2,000	\$2,000
Water/Sewer/Trash/Electric/Gas	\$10,690	\$10,690
Landscaping	\$1,200	\$1,200
Pest Control	\$10,800	\$10,800
House Keeping	\$3,640	\$3,640
Supplies	\$3,500	\$3,500
Laundry	\$9,600	\$9,600
Total Operating Expense	\$76,131	\$78,231
Annual Debt Service	\$128,540	\$128,540
% of EGI	28.75 %	26.88 %

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$2,695,000
Analysis Period	5 year(s)

INCOME - Growth Rates

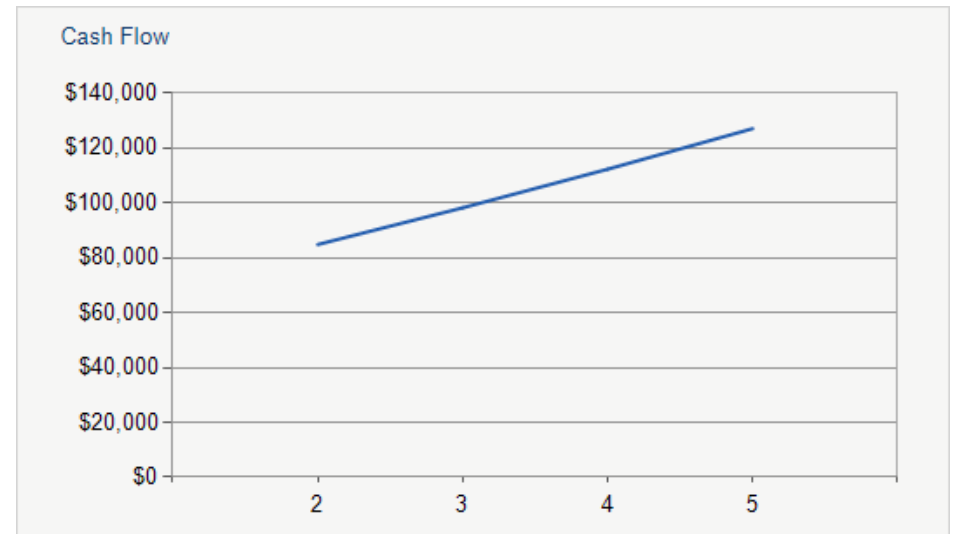
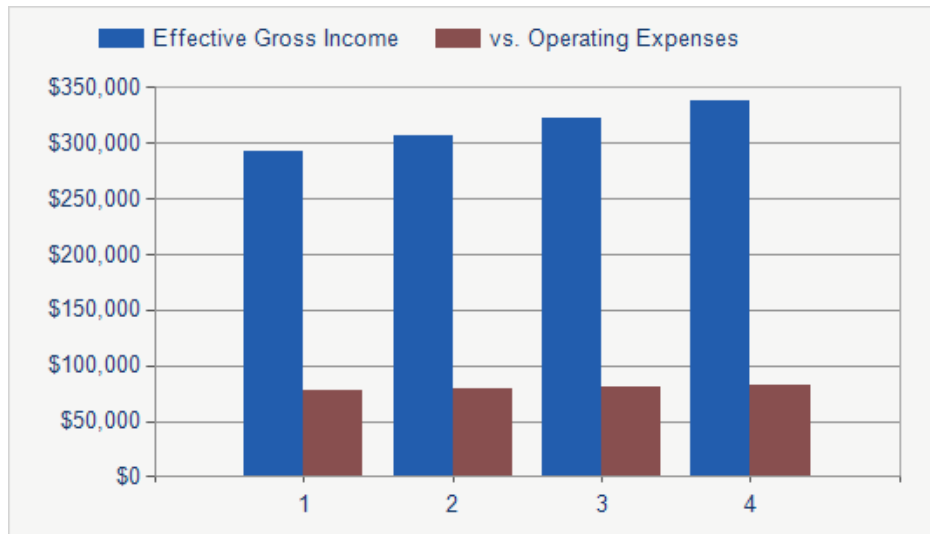
Vending Machines	3.00 %
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PROPOSED FINANCING

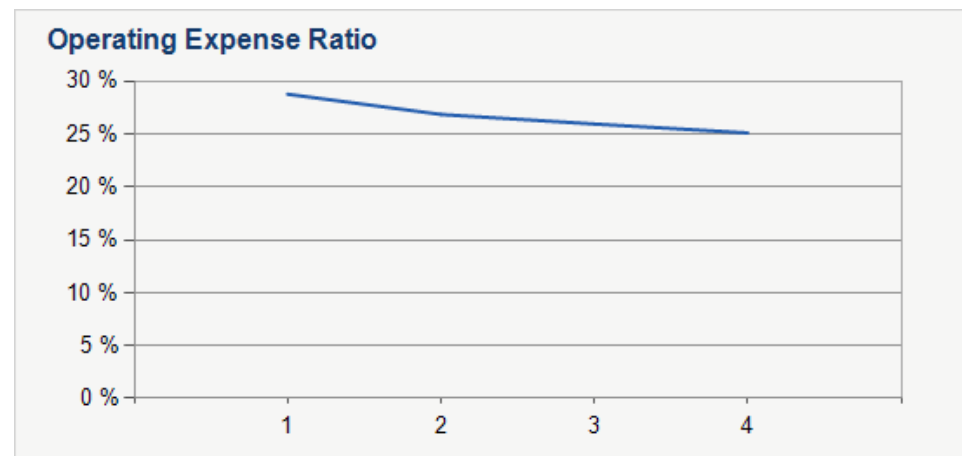
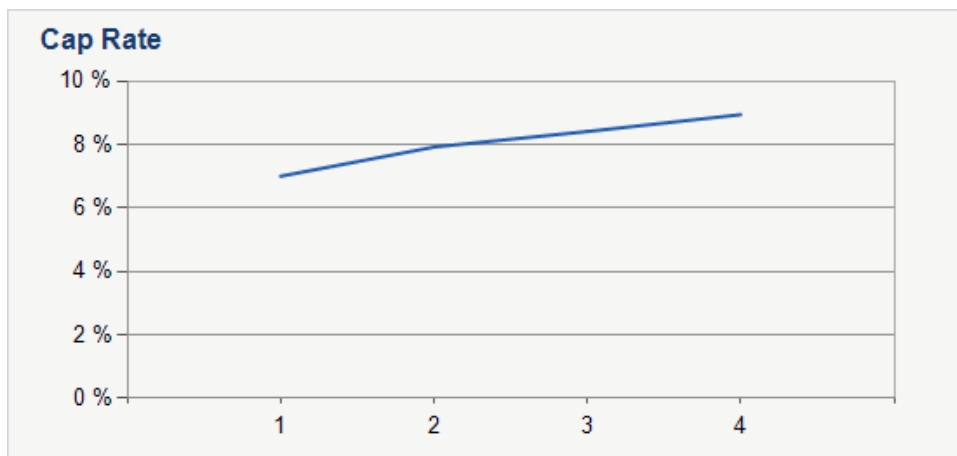
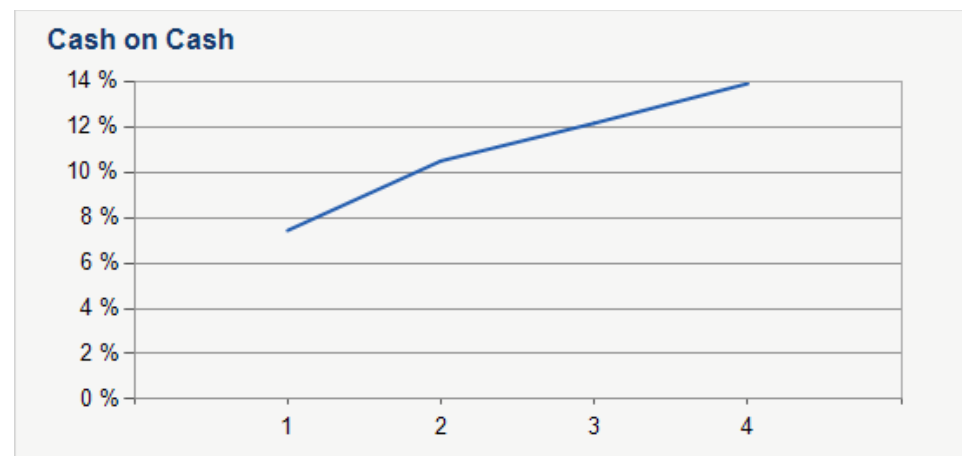
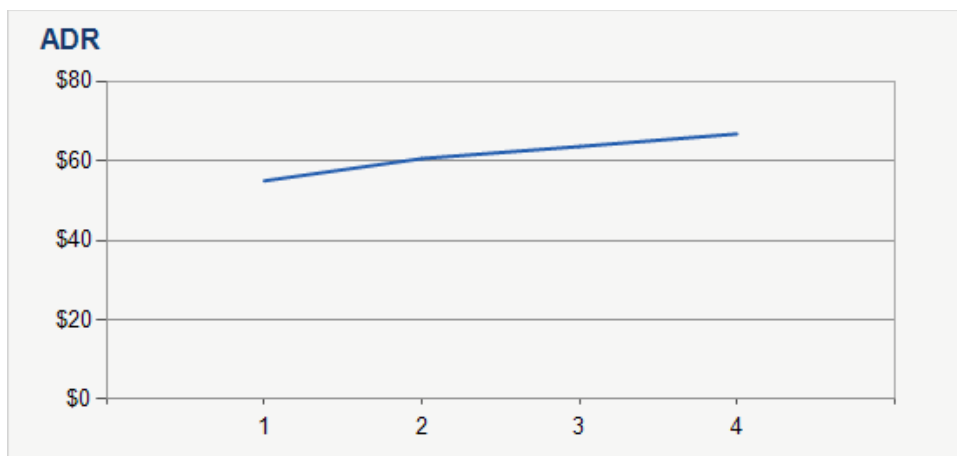
Seller Carry	
Loan Type	Amortized
Down Payment	\$808,500
Loan Amount	\$1,886,500
Interest Rate	5.50 %
Loan Terms	5
Annual Debt Service	\$128,540
Loan to Value	70 %
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Operating Revenue					
Gross Room Revenue	\$272,322	\$300,000	\$315,000	\$330,750	\$347,288
Vending Machines	\$600	\$618	\$637	\$656	\$675
Gross Potential Income	\$272,922	\$300,618	\$315,637	\$331,406	\$347,963
General Vacancy	-\$8,170	-\$9,000	-\$9,450	-\$9,923	-\$10,419
Total Revenue	\$264,752	\$291,618	\$306,187	\$321,483	\$337,544
Operating Expenses					
Real Estate Taxes	\$3,151	\$3,151	\$3,151	\$3,151	\$3,151
Insurance	\$6,770	\$6,770	\$6,770	\$6,770	\$6,770
Management Fee	\$21,180	\$23,329	\$24,495	\$25,719	\$27,004
Internet and Cable	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
Repairs & Maintenance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Water/Sewer/Trash/Electric/Gas	\$10,690	\$10,690	\$10,690	\$10,690	\$10,690
Landscaping	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Pest Control	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
House Keeping	\$3,640	\$3,640	\$3,640	\$3,640	\$3,640
Supplies	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Laundry	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Total Operating Expense	\$76,131	\$78,280	\$79,446	\$80,670	\$81,955
Net Operating Income	\$188,621	\$213,338	\$226,741	\$240,813	\$255,590
Annual Debt Service	\$128,540	\$128,540	\$128,540	\$128,540	\$128,540
Cash Flow	\$60,081	\$84,798	\$98,201	\$112,273	\$127,050



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	7.43 %	10.49 %	12.15 %	13.89 %	15.71 %
CAP Rate	7.00 %	7.92 %	8.41 %	8.94 %	9.48 %
Debt Coverage Ratio	1.47	1.66	1.76	1.87	1.99
Operating Expense Ratio	28.75 %	26.84 %	25.94 %	25.09 %	24.27 %
RRM	9.90	8.98	8.56	8.15	7.76
Loan to Value	70.01 %	69.09 %	68.04 %	67.05 %	65.88 %
Breakeven Ratio	74.99 %	68.80 %	65.89 %	63.13 %	60.49 %
ADR	\$54.94	\$60.52	\$63.55	\$66.73	\$70.06
Rev Par	\$53.29	\$58.71	\$61.64	\$64.73	\$67.96





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,933	6,505	7,280
2010 Population	3,078	7,130	8,075
2023 Population	2,963	6,796	7,916
2028 Population	3,190	7,743	9,115
2023 African American	36	64	67
2023 American Indian	41	99	111
2023 Asian	18	46	55
2023 Hispanic	561	1,243	1,430
2023 Other Race	249	538	615
2023 White	2,321	5,404	6,320
2023 Multiracial	295	640	743
2023-2028: Population: Growth Rate	7.45 %	13.20 %	14.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	216	445	483
\$15,000-\$24,999	142	317	365
\$25,000-\$34,999	82	197	221
\$35,000-\$49,999	155	382	455
\$50,000-\$74,999	260	566	627
\$75,000-\$99,999	157	355	415
\$100,000-\$149,999	274	528	590
\$150,000-\$199,999	57	251	328
\$200,000 or greater	154	349	386
Median HH Income	\$62,456	\$63,428	\$64,274
Average HH Income	\$98,147	\$100,816	\$101,225

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,475	3,418	3,836
2010 Total Households	1,351	3,158	3,573
2023 Total Households	1,496	3,390	3,870
2028 Total Households	1,637	3,927	4,531
2023 Average Household Size	1.95	1.98	2.02
2000 Owner Occupied Housing	785	1,946	2,214
2000 Renter Occupied Housing	542	983	1,046
2023 Owner Occupied Housing	989	2,545	2,989
2023 Renter Occupied Housing	507	845	881
2023 Vacant Housing	265	761	928
2023 Total Housing	1,761	4,151	4,798
2028 Owner Occupied Housing	1,135	3,092	3,660
2028 Renter Occupied Housing	501	835	871
2028 Vacant Housing	217	669	827
2028 Total Housing	1,854	4,596	5,358
2023-2028: Households: Growth Rate	9.10 %	14.90 %	16.00 %



Source: esri

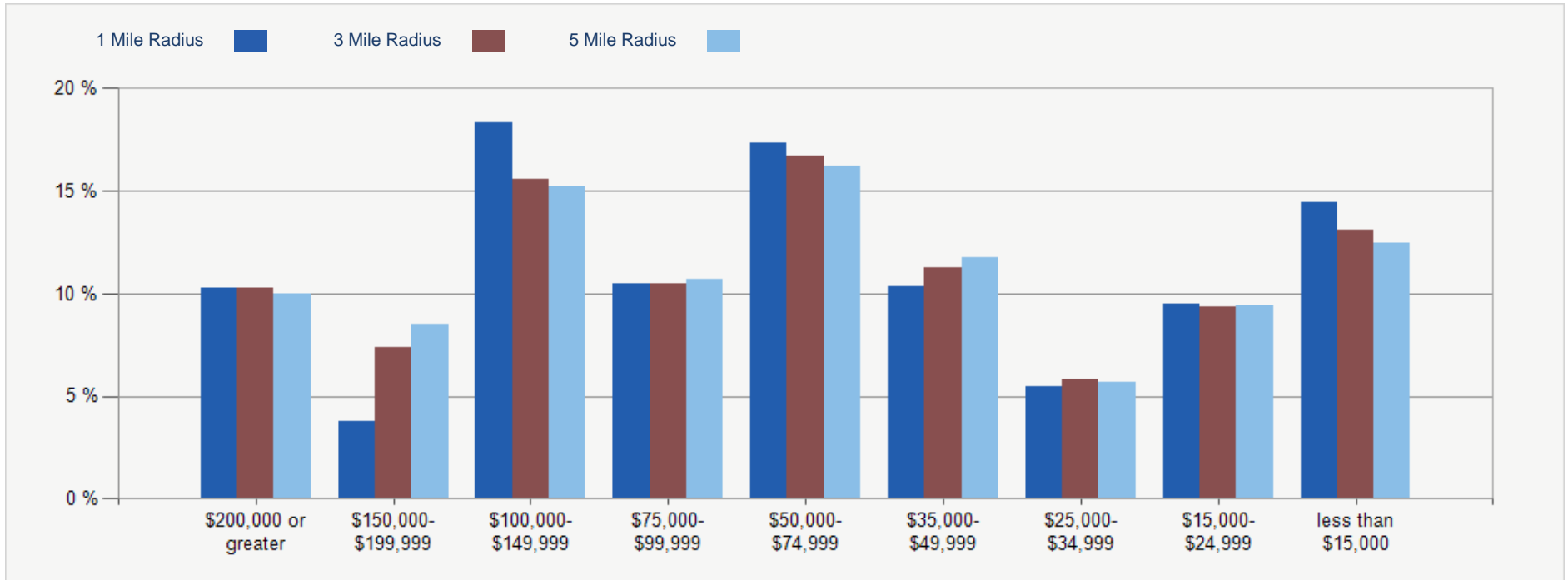
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	148	318	353
2023 Population Age 35-39	113	297	337
2023 Population Age 40-44	112	262	296
2023 Population Age 45-49	118	267	300
2023 Population Age 50-54	161	356	400
2023 Population Age 55-59	189	452	525
2023 Population Age 60-64	221	544	650
2023 Population Age 65-69	214	547	673
2023 Population Age 70-74	285	647	791
2023 Population Age 75-79	218	501	625
2023 Population Age 80-84	156	352	439
2023 Population Age 85+	140	299	360
2023 Population Age 18+	2,465	5,666	6,654
2023 Median Age	53	54	56

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,383	\$70,537	\$71,319
Average Household Income 25-34	\$102,786	\$102,183	\$102,001
Median Household Income 35-44	\$93,333	\$99,596	\$101,263
Average Household Income 35-44	\$128,004	\$135,135	\$136,398
Median Household Income 45-54	\$91,792	\$95,248	\$96,053
Average Household Income 45-54	\$124,488	\$129,888	\$129,563
Median Household Income 55-64	\$70,803	\$75,698	\$77,974
Average Household Income 55-64	\$109,439	\$114,022	\$114,772
Median Household Income 65-74	\$61,172	\$59,811	\$60,564
Average Household Income 65-74	\$100,878	\$99,640	\$99,479
Average Household Income 75+	\$71,678	\$72,154	\$73,463

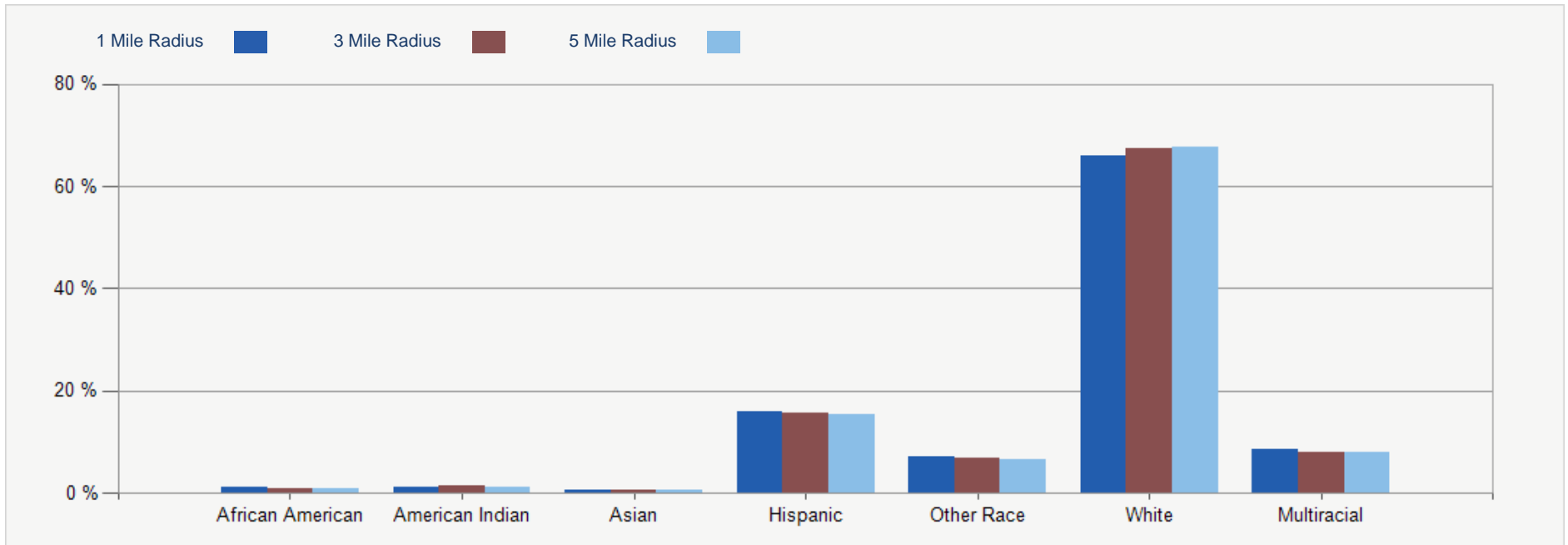
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	145	369	419
2028 Population Age 35-39	153	365	414
2028 Population Age 40-44	122	349	403
2028 Population Age 45-49	124	324	373
2028 Population Age 50-54	133	332	383
2028 Population Age 55-59	178	439	510
2028 Population Age 60-64	211	554	669
2028 Population Age 65-69	252	669	832
2028 Population Age 70-74	234	626	785
2028 Population Age 75-79	289	671	828
2028 Population Age 80-84	214	488	601
2028 Population Age 85+	204	440	528
2028 Population Age 18+	2,663	6,473	7,677
2028 Median Age	55	55	57

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,565	\$81,289	\$81,652
Average Household Income 25-34	\$125,721	\$127,263	\$126,733
Median Household Income 35-44	\$105,132	\$119,432	\$122,053
Average Household Income 35-44	\$153,647	\$165,154	\$166,393
Median Household Income 45-54	\$107,371	\$118,090	\$119,298
Average Household Income 45-54	\$154,805	\$162,379	\$161,990
Median Household Income 55-64	\$87,985	\$102,131	\$103,745
Average Household Income 55-64	\$137,877	\$145,906	\$146,192
Median Household Income 65-74	\$76,933	\$75,276	\$76,221
Average Household Income 65-74	\$129,883	\$128,391	\$127,284
Average Household Income 75+	\$95,777	\$95,725	\$96,095

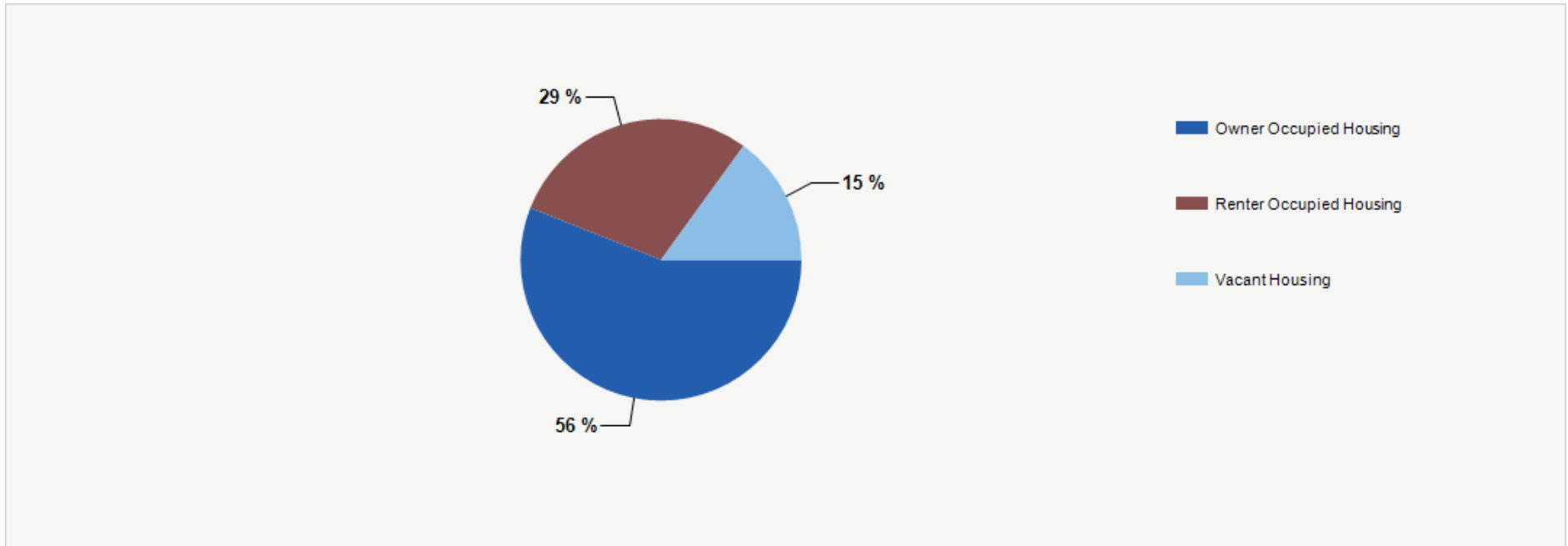
2023 Household Income



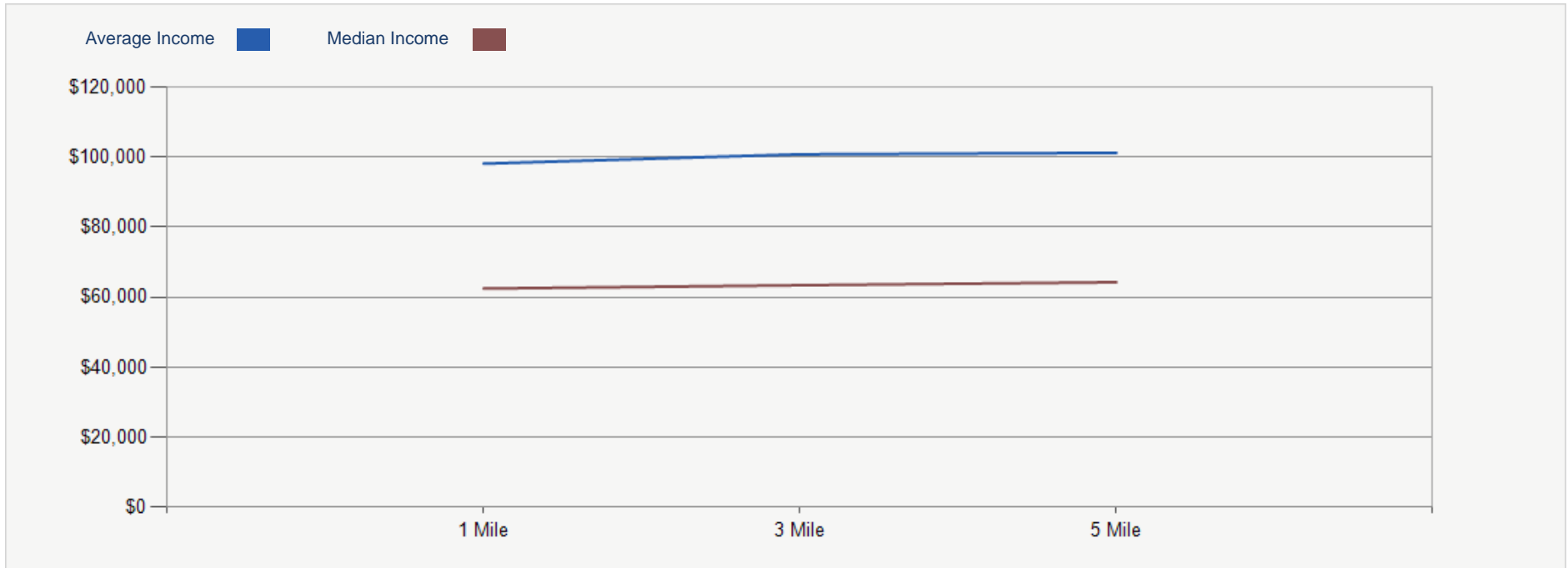
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





06

Company Profile

Company Bio

Advisor Profile

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 25 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

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