

Log Wagon Motel-Highly Successful-14 Keys



OFFERING MEMORANDUM | SELLER CARRY AS WELL AS MANAGER IN TRAINING TO STAY IN PLACE IF WANTED

573 W Wickenburg Way
Wickenburg, AZ 85390



Log Wagon Motel-Highly Successful-14 Keys

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01

Executive Summary

Investment 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	\$2,395,000
PRICE PER KEY	\$171,071
OCCUPANCY	97.00%
NOI (CURRENT)	\$196,137
NOI (Pro Forma)	\$221,049
RRM (CURRENT)	8.79
RRM (Pro Forma)	7.98
CAP RATE (CURRENT)	8.19%
CAP RATE (Pro Forma)	9.25%
CASH ON CASH (CURRENT)	11.40%
CASH ON CASH (Pro Forma)	14.95%
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	\$718,500
LOAN AMOUNT	\$1,676,500
INTEREST RATE	5.50%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$114,231
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.





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 EGRESSES	1
NON SMOKING ROOMS	14

NEIGHBORING PROPERTIES

WEST	Pizza and Laundry Facility
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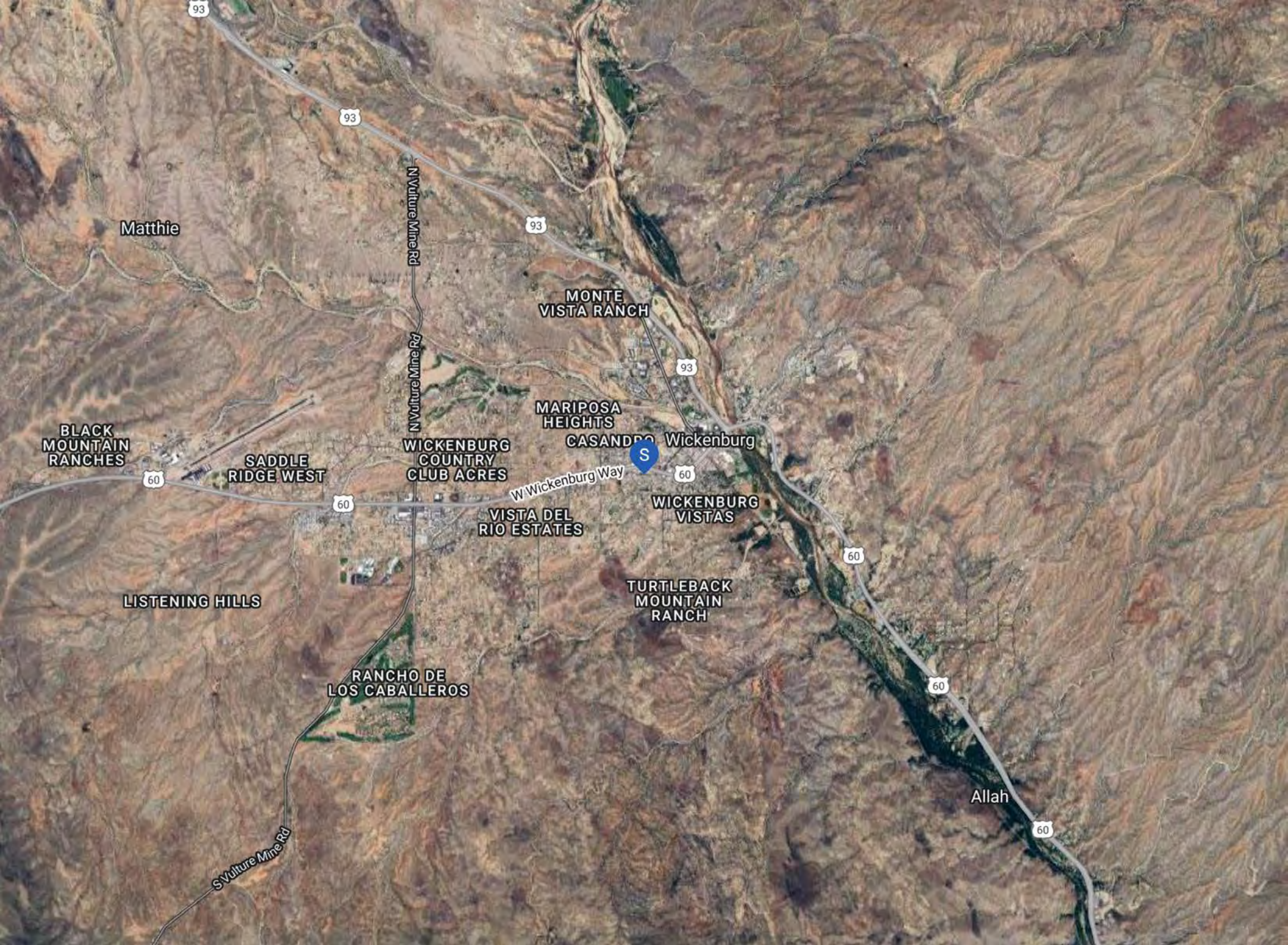
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
LIGHTING	Security

AMENITIES

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





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Matthie

BLACK MOUNTAIN RANCHES

SADDLE RIDGE WEST

LISTENING HILLS

RANCHO DE LOS CABALLEROS

N Vulture Mine Rd

N Vulture Mine Rd

S Vulture Mine Rd

MONTE VISTA RANCH

MARIPOSA HEIGHTS

WICKENBURG COUNTRY CLUB ACRES

VISTA DEL RIO ESTATES

CASANDRA

WICKENBURG VISTAS

TURTLEBACK MOUNTAIN RANCH

Wickenburg

Allah



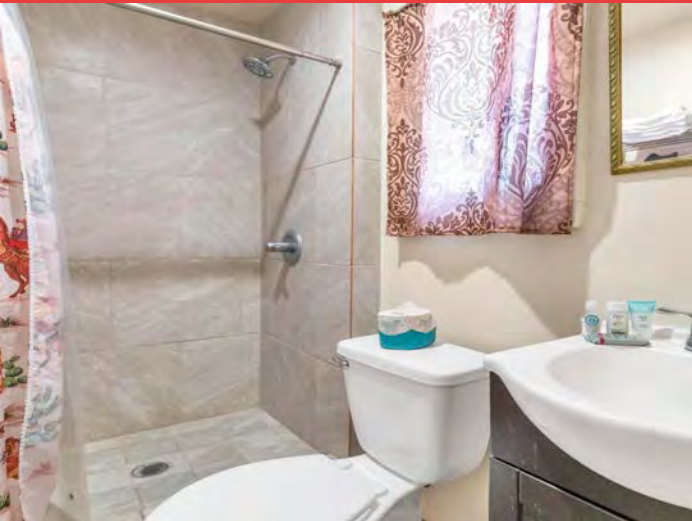
Motel Amenities

- 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





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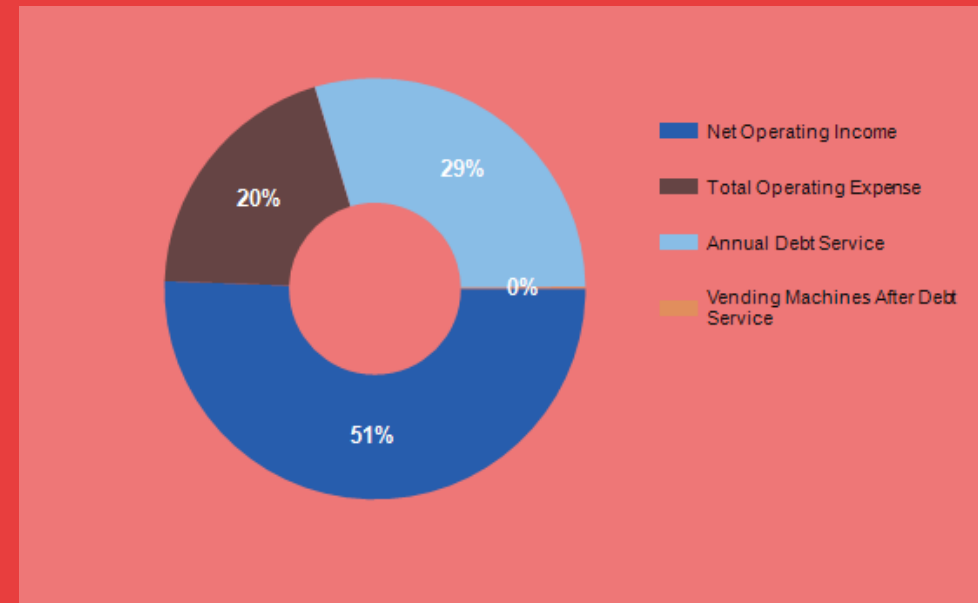
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

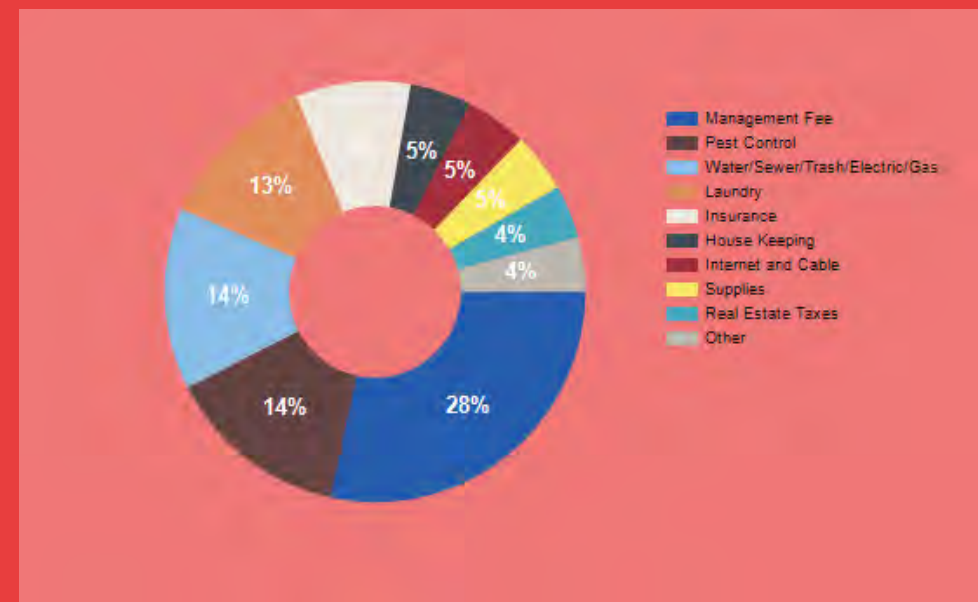
INCOME	CURRENT	PRO FORMA	
Occupancy	97.00%	97.00%	
Room Revenue	\$272,322	99.8%	\$300,000
Vending Machines	\$600	0.2%	
Total Revenue	\$272,922	\$300,000	
Less Expenses	\$76,785	28.13%	\$78,951
Net Operating Income	\$196,137	\$221,049	
Annual Debt Service	\$114,231	\$114,231	
Cash flow	\$81,906	\$106,818	
Debt Coverage Ratio	1.72	1.94	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$3,151	\$3,151
Insurance	\$6,770	\$6,770
Management Fee	\$21,834	\$24,000
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	\$76,785	\$78,951
Annual Debt Service	\$114,231	\$114,231
% of EGI	28.13%	26.31%

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$2,395,000
Analysis Period	5 year(s)

INCOME - Growth Rates

Vending Machines	3.00%
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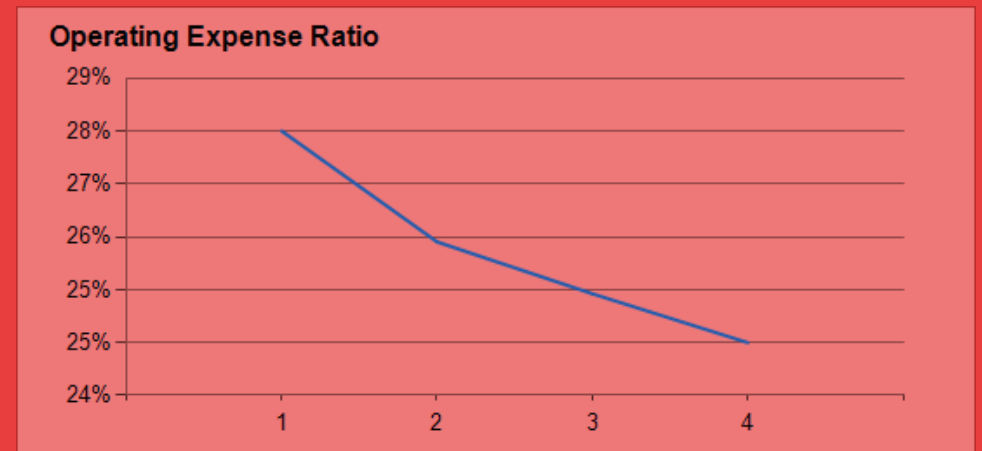
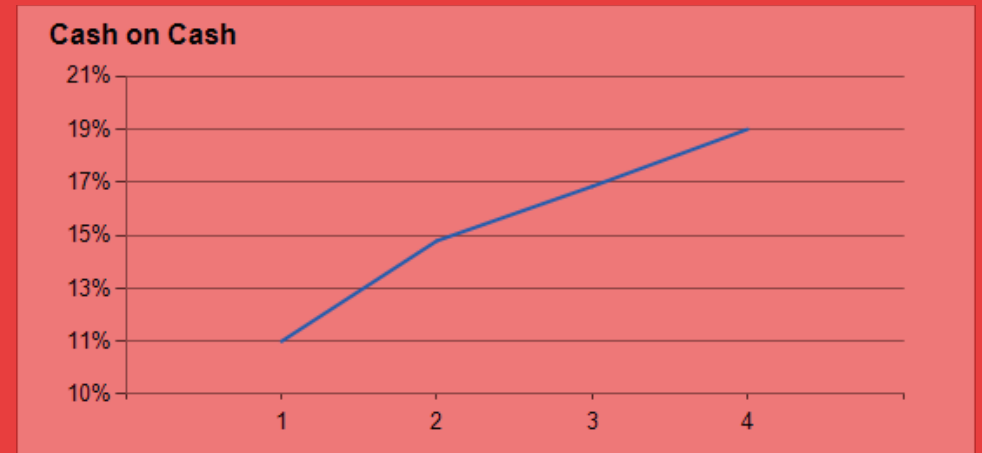
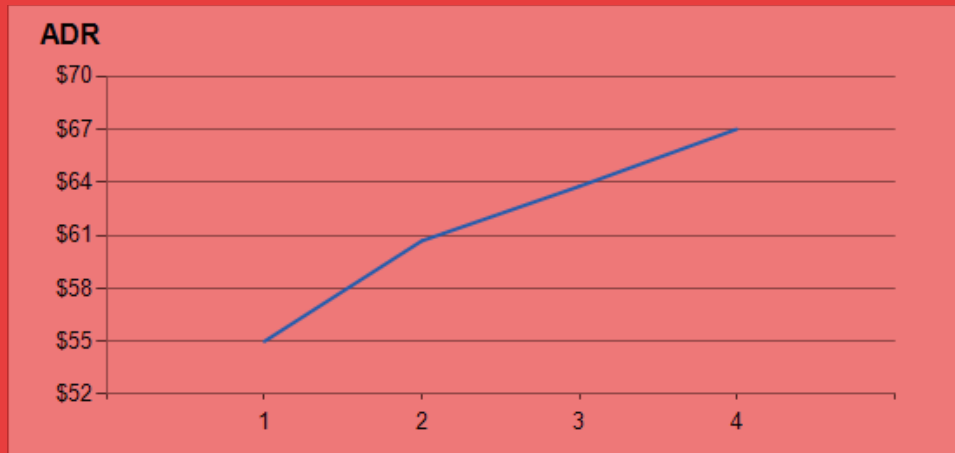
PROPOSED FINANCING

Seller Carry	
Loan Type	Amortized
Down Payment	\$718,500
Loan Amount	\$1,676,500
Interest Rate	5.50%
Loan Terms	5
Annual Debt Service	\$114,231
Loan to Value	70%
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Occupancy	97.00%	97.00%	97.00%	97.00%	97.00%
ADR	\$54.94	\$60.52	\$63.55	\$66.73	\$70.06
RevPar	\$53.29	\$58.71	\$61.64	\$64.73	\$67.96
Operating Revenue					
Room Revenue	\$272,322	\$300,000	\$315,000	\$330,750	\$347,288
Vending Machines	\$600	\$618	\$637	\$656	\$675
Total Revenue	\$272,922	\$300,618	\$315,637	\$331,406	\$347,963
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	\$21,834	\$24,049	\$25,251	\$26,512	\$27,837
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	\$76,785	\$79,000	\$80,202	\$81,463	\$82,788
Net Operating Income	\$196,137	\$221,618	\$235,435	\$249,942	\$265,175
Annual Debt Service	\$114,231	\$114,231	\$114,231	\$114,231	\$114,231
Cash Flow	\$81,906	\$107,386	\$121,203	\$135,711	\$150,943

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	11.40%	14.95%	16.87%	18.89%	21.01%
CAP Rate	8.19%	9.25%	9.83%	10.44%	11.07%
Debt Coverage Ratio	1.72	1.94	2.06	2.19	2.32
Operating Expense Ratio	28.13%	26.27%	25.40%	24.58%	23.79%
RRM	8.79	7.98	7.60	7.24	6.90
Loan to Value	70.00%	69.04%	68.07%	67.04%	65.90%
Breakeven Ratio	69.99%	64.28%	61.60%	59.05%	56.62%
ADR	\$54.94	\$60.52	\$63.55	\$66.73	\$70.06
Rev Par	\$53.29	\$58.71	\$61.64	\$64.73	\$67.96





05

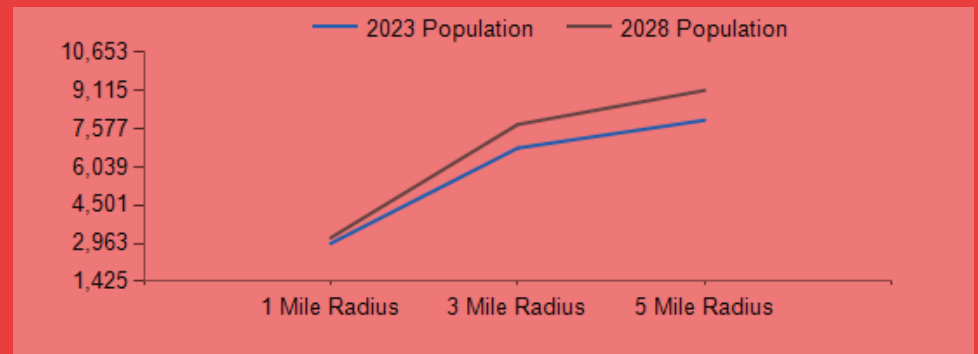
Demographics

Demographics

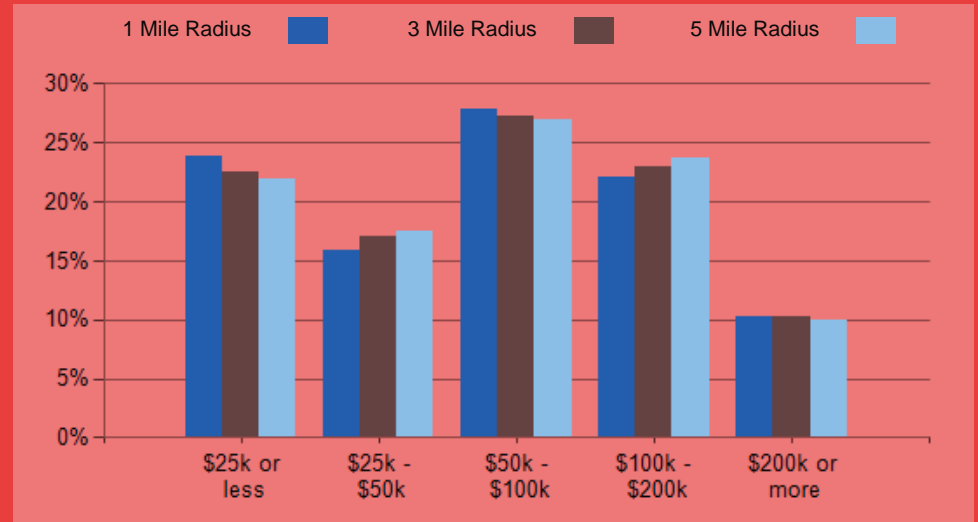
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,933	6,505	7,280
2010 Population	3,078	7,130	8,075
2023 Population	2,963	6,796	7,916
2028 Population	3,190	7,743	9,115
2023-2028: Population: Growth Rate	7.45%	13.20%	14.30%

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

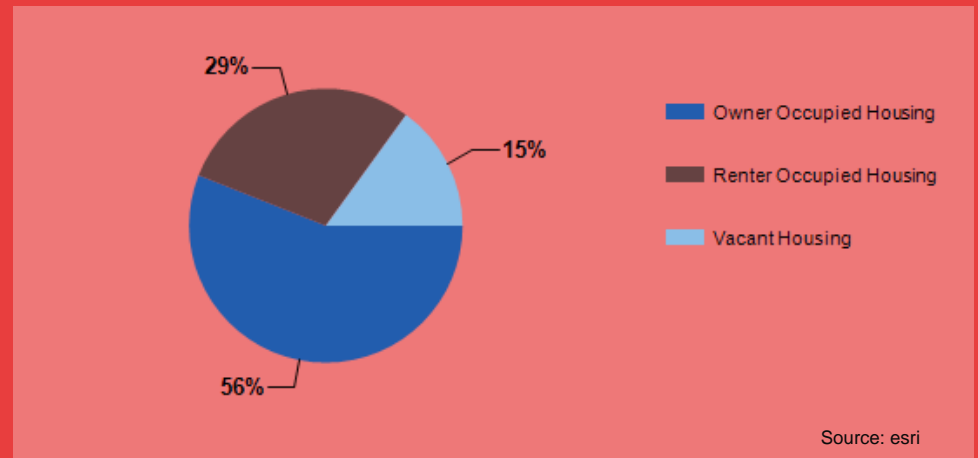
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,475	3,418	3,836
2010 Total Households	1,351	3,158	3,573
2023 Total Households	1,496	3,390	3,870
2028 Total Households	1,637	3,927	4,531
2023 Average Household Size	1.95	1.98	2.02
2023-2028: Households: Growth Rate	9.10%	14.90%	16.00%



2023 Household Income

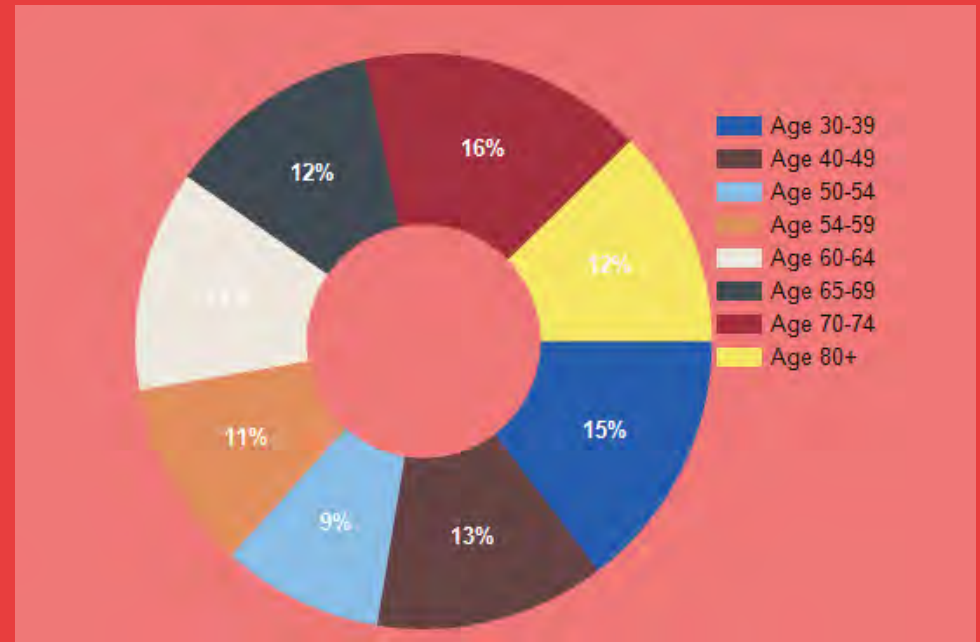


2023 Own vs. Rent - 1 Mile Radius

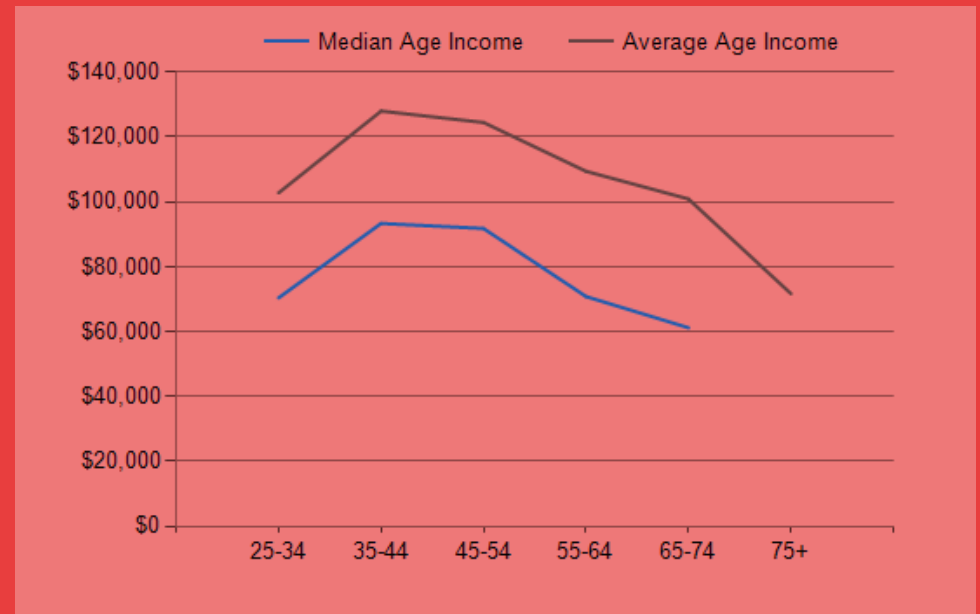


Source: esri

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
2028 Median Age	55	55	57



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





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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