

Stagecoach Motel – Confidential Offering Memorandum

904 W Main St, Quartzsite, AZ 85346

Executive Summary

The Stagecoach Motel is a well-located hospitality asset in Quartzsite, Arizona, positioned near Interstate 10 and U.S. Route 95. The property consists of 11 motel rooms, a ±3,000 SF restaurant building, and a mobile home situated on a 1.02-acre parcel. The motel benefits from strong highway exposure and consistent traveler demand on the route to Southern California.

Annual gross revenue is estimated between \$400,000 and \$500,000 with net income of approximately \$250,000 to \$300,000, including restaurant rental income. The property is offered at \$1,800,000 and presents significant value-add upside through the potential addition of up to 20 new rooms with city support.

Investment Highlights

- Prime location near I-10 and US Route 95
- On the way to Los Angeles – strong traveler demand
- Multiple income streams: motel, restaurant rental, mobile home
- Strong historical cash flow
- 1.02-acre parcel with expansion potential
- City-supported ability to add ~20 additional rooms
- Ideal owner-operator or value-add investment

Property Overview

Property Name: Stagecoach Motel

Address: 904 W Main St, Quartzsite, AZ 85346

Land Area: 1.02 Acres

Motel Rooms: 11

Additional Improvements: ±3,000 SF restaurant and on-site mobile home

Financial Overview (Estimated)

Annual Gross Revenue: \$400,000 – \$500,000

Net Operating Income: \$250,000 – \$300,000

Asking Price: \$1,800,000

Value-Add Opportunity

The property offers substantial upside through the potential development of approximately 20 additional motel rooms. The large parcel size and city support make expansion feasible, providing an opportunity to significantly increase revenue and long-term asset value.

Disclaimer

All information is deemed reliable but not guaranteed. Buyers are encouraged to conduct independent due diligence.