

41 Main Street | Bisbee, AZ

Historic Mixed-Use Investment | Offered at \$450,000

Investment Summary

Mixed-use investment featuring three income streams: retail, short-term rental (Airbnb), and a partially finished basement. Below-market rents provide a clear value-add opportunity.

Current Performance

Unit	Monthly	Annual
Retail	\$1,100	\$13,200
Upstairs	\$700	\$8,400
Basement	\$0	\$0
Total		\$21,600

Expenses: \$11,147 | NOI: \$10,453 | Cap Rate: ~2.3%

Income Growth Breakdown

Retail Rent Progression

Step	Monthly	Annual
Current	\$1,100	\$13,200
Step 1	\$1,800	\$21,600
Step 2	\$2,000	\$24,000
Step 3	\$2,200	\$26,400

Airbnb Scenarios

Nights	Monthly	Annual
10	\$1,500	\$18,000
15	\$2,250	\$27,000
20	\$3,000	\$36,000

Basement Income Potential

Use	Monthly	Annual
Light	\$500	\$6,000
Lease	\$1,200	\$14,400
Full Concept	\$1,800	\$21,600

Pro Forma Scenarios

Scenario	Income	NOI	Cap Rate
Conservative	\$49,200	\$38,053	8.5%
Balanced	\$60,000	\$48,853	10.9%
Strong	\$70,800	\$59,653	13.2%

Highlights

- Price Reduced to \$450,000
- Three income streams
- Multiple paths to 10%+ returns
- Strong tourism-driven location
- Historic Main Street property

Contact

Denise Loth
Tierra Antigua Realty
520-366-2992
denise.loth@gmail.com