

3 Palms



Investment Highlights:

» Location:

The hotel is strategically located adjacent to El Dorado Park, just 2.5 km from Old Town Scottsdale. The area boasts a robust tourism industry, with notable attractions such as the Desert Botanical Gardens, Phoenix Zoo, and Papago Park within close proximity.

» Amenities:

- **Outdoor Swimming Pool & Hot Tub:** A highly-rated feature by guests.



- **Fitness Center & Rooftop Terrace:** Offering amenities for both relaxation and fitness.



- **Free Parking & Free Wi-Fi:** Key features for convenience.



- **Room Features:** Rooms come equipped with a 50-inch TV, small refrigerator, microwave, and private bathrooms.



» Proven Track Record:

The hotel enjoys a solid customer rating of 7.2/10 (Rated Good) with a focus on customer comfort and excellent location.

» Attractiveness to Couples:

The location has earned high ratings from couples, with a score of 8.3 for two-person trips, making it a popular choice for leisure travelers.

» Revenue Performance:

- **Occupancy Rate:** Strong occupancy of 82.26% for the latest quarter.
- **ADR (Average Daily Rate):** A competitive ADR of \$81.03, demonstrating solid demand.
- **RevPAR (Revenue per Available Room):** \$66.65, reflecting the hotel's ability to generate revenue.
- **Gross Operating Profit (GOP):** The hotel generated \$459,004 in GOP for the quarter, highlighting its profitability.



Investment Details:



Investment Address
**7707 East McDowell Road,
Scottsdale AZ, 85257**



Total Interest (DEBT) / IRR (Equity)
25%



Target Close Date:
12/31/2025



Asset Class
Residential Debt



Key Terms:

» Revenue Streams:

The property has diversified income streams from room bookings, on-site amenities, and event hosting.

» Room Types:

- Deluxe King Room
- Deluxe King Room with Whirlpool
- Deluxe Double Queen Room
- Dual Queen Suite
- King Suite



» Accessibility:

The hotel offers a variety of services and features for guests with disabilities, including accessible rooms and parking.



» Value-Add Opportunity:

- Potential for increasing room rates and occupancy through strategic marketing and management improvements.
 - Opportunity for property upgrades or the introduction of additional revenue streams like premium services or enhanced packages.
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» Property Highlights:

- **Prime Location:** The property is strategically located with easy access to major attractions, restaurants, and outdoor parks, offering high demand for both leisure and business travelers.



- **Great Guest Experience:** The hotel is highly rated for its clean rooms, comfortable amenities, and excellent location. The hotel also offers room service and a fitness center for guest convenience.



- **Expansion Potential:** Given its location and guest demographics, there is opportunity to expand the property's offerings or rebrand to a higher-tier hotel, attracting a more premium clientele.



» Brokerage Disclosure:

Seller's Broker: The transaction will be facilitated by the exclusive broker representing the seller, Cushman & Wakefield. Details of the seller's broker and commission structure are available upon request.

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