

OFFERING MEMORANDUM

3007 Cerrillos Rd | Santa Fe, NM 87507

104-Key Opportunity Zone Hotel | Santa Fe's Premier Commercial Corridor | Offered at \$6,000,000

INVESTMENT HIGHLIGHTS

- 104-key hotel positioned directly on Cerrillos Rd, Santa Fe's primary commercial corridor connecting downtown to I-25
- Located within a federally designated Opportunity Zone, offering significant capital gains tax deferral and elimination benefits for qualified investors
- General Commercial (C2) zoning permits a broad range of complementary uses and future repositioning flexibility
- 1.57 acre site providing room for potential expansion, outparcel development, or amenity additions
- Limited new hotel supply in the Santa Fe submarket supports long-term pricing power and occupancy stability
- Year-round demand drivers including tourism, arts and culture travel, and proximity to government and federal facilities
- Attractive basis relative to replacement cost for a Santa Fe hospitality asset of this scale

PROPERTY OVERVIEW

Property Address	3007 Cerrillos Rd, Santa Fe, NM 87507
Property Type	Hospitality 104-Key Hotel
Lot Size	68,382 SF (1.57 Acres)
Zoning	C2 General Commercial
APN	1051097222086000000
Opportunity Zone	Yes Federally Designated
Ownership Entity	MVP Hospitality LLC
County	Santa Fe County, New Mexico

FINANCIAL SUMMARY

Asking Price	\$6,000,000
Tax Assessed Value (2025)	\$996,432
Annual Property Tax	\$10,783

Detailed operating financials, including trailing revenue and NOI, are available to qualified buyers upon request and execution of a confidentiality agreement.

LOCATION OVERVIEW

3007 Cerrillos Rd sits on one of Santa Fe's busiest commercial thoroughfares, connecting downtown Santa Fe to I-25 and serving as a primary corridor for both leisure tourism and government and military-related travel tied to nearby state and federal facilities. Santa Fe is consistently ranked among the top art, culture, and tourism destinations in the Southwest, drawing a steady stream of visitors throughout the year independent of seasonal swings common in other resort markets.

The market benefits from constrained new hotel supply, driven by limited available commercial land and a deliberate approach to development within the city's historic and cultural districts. This supply constraint supports long-term occupancy and rate stability for existing hospitality assets.

The Property's Opportunity Zone designation adds a meaningful tax incentive layer for investors seeking to defer or eliminate capital gains through a Qualified Opportunity Fund structure, while the General Commercial zoning provides flexibility for future repositioning, expansion, or alternative commercial use.

INVESTMENT RATIONALE

This offering represents an opportunity to acquire a well-located hospitality asset in one of the Southwest's most resilient and demand-driven hotel markets. The combination of Opportunity Zone status, flexible commercial

zoning, and a corridor location with consistent traffic counts positions this asset for both continued stable operation and potential long-term value creation through renovation, rebranding, or expansion.

Investors seeking exposure to a non-gateway hospitality market with strong fundamentals and meaningful tax-advantaged structuring options should find this offering compelling.

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