



# GALLEGOS AND ASSOCIATES

NATIONWIDE HOSPITALITY SPECIALISTS

## Confidential Offering Memorandum

LOG WAGON INN

WICKENBURG, A R I Z O N A

Offered at \$1,500,000.00/\$107,000 per  
room



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# Executive Summary

- This 14 room property is exterior corridor. In Oct 2020 extensive renovations were completed including removal of asbestos, new drywall, plumbing, electrical, parking lot, partial roof, new stucco, doors, flooring, and shower stalls.



573 W Wickenburg way  
Wickenburg, AZ 85390



14 Keys



2024 Revenue \$241,160.00



# Investment Highlights



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# Property Overview

- Presenting an exceptional investment opportunity in the heart of Wickenburg, Arizona - the **Log Wagon Inn** located at **573 W Wickenburg Way, Wickenburg, AZ 85390**. This charming single-story property with exterior corridors sits on .47 acres of land and offers 14 cozy rooms for guests to enjoy. Wickenburg boasts a diverse economy, catering to tourism, second-home residents, retirees, medical facilities, and more. The town's strategic location on major highways and its connection to the proposed I-11 route linking Phoenix and Las Vegas make it a prime destination for business and leisure travelers alike. With a solid revenue stream and room for growth, the **Log Wagon Inn** presents a lucrative investment opportunity in a thriving market. Don't miss the chance to own a piece of this vibrant community and capitalize on the potential this property has to offer.



# Location Overview

- Wickenburg has a diversified economy based on tourism, second-home residents and retirees, behavioral health and other medical facilities, arts and culture, and its role as the center of a 29,577 person trade area. Wickenburg is also home to companies producing products for national and international markets.
- Wickenburg has an in-town business airpark and an outlying area for a proposed rail-based park. It is located on Highways 60 and 93 as well as the proposed I-11 route connecting Phoenix and Las Vegas.



# Financial Overview

LOG WAGON INN WICKENBURG, AZ	JAN-APRIL 2025	Jan - Dec 2024	Jan - Dec 2023					
								MONTHLY INCOME TOTALS
								CASH AND CREDIT CARD COMBINED
Revenue (NO SALES TAX)	113,626	241,160.00	272,322.00					
Minus Sales Tax		10,672.69	3,916.23					
TOTAL REVENUE	113,626	230,487.31	268,405.77					
Expenses						2023	2024	2025
						TOTAL	TOTAL	
Accounting		1,720.00	1,450.00	JAN	\$22,630	\$26,120	34,965	
Advertising & Promo		282.55	69.45	FEB	\$24,975	\$28,665	25,746	
Bank Service Charges		8.25	22.25	MAR	\$26,790	\$25,785	27,170	
Bus Licenses& Permits		105.00	774.92	APR	\$23,375	\$24,035	25,745	
Computer & Internet		3,384.82	2,807.88	MAY	\$18,950	\$18,650		
Insurance Expense		10,790.04	8,767.18	JUNE	\$21,930	\$15,915		
Laundry		900.00	14,500.00	JULY	\$30,860	\$19,380		
Office Supplies		316.84	27.70	AUG	\$15,689	\$14,000		
Pest Control		1,175.00	1,710.00	SEPT	\$18,420	\$12,545		
Repairs & Maint	\$ -	2,159.13	1,484.51	OCT	\$24,700	\$16,840		
Small Furniture		26,174.90	1,985.04	NOV	\$23,758	\$22,040		
Supplies		1,738.48	23,589.79	DEC	\$20,245	\$17,185		
Property Tax		3,500.00	3,207.85					
Telephone		760.00	1,477.96	TOTAL	\$272,322	\$241,160	113,626	
Trash		845.00	147.00					
TV		1,728.00	1,831.60					
Utilities		12,724.12	8,884.04					
TOTAL		68,312.13	72,737.17					
*NOI		162,175						
Cap Rate 9.0% based on 2024 NOI								

TO BE CLEAR: R&M has many Cap Ex Expenses, Linens and Ldging Supplies has expenses for all new towels/sheets, etc.  
Rent/Lease expense is now gone as owner purchased proeprty in late 2023.

