

BOOTS & SADDLES

SEDONA BED & BREAKFAST



INVESTMENT OPPORTUNITY FOR SALE > 2900 HOPI DRIVE, SEDONA, AZ



6-GUEST ROOM BED & BREAKFAST | SALE PRICE: \$1,650,000



KIM SOULÉ
602 222 5047
PHOENIX, AZ
kim.soule@colliers.com

MIKE MONTOYA
602 222 5157
PHOENIX, AZ
mike.montoya@colliers.com

COLLIERS INTERNATIONAL
2390 E. Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com/greaterphoenix

Executive Summary

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire Boots & Saddles. Built in 1985, the property is located at 2900 Hopi Drive, Sedona, AZ and is a 6-guest room bed & breakfast. The total building square footage is ±4,891* and is located on approximately 13,229 square feet of land.

Boots & Saddles are beautifully constructed buildings, with each room uniquely decorated in southwestern design. Located near Thunder Mountain and Chimney Rock, Boots and Saddles is the perfect place to relax, unwind, and explore. Near local attractions such as the Grand Canyon and the ski lifts of Snowbowl, Boots & Saddles is also close to hiking trails, wineries, art galleries and award winning golf courses. Unique tourist attractions such as Devil's Bridge, Bell Rock, Slide Rock State Park, Chapel of the Holy Cross, Out-of-Africa, and Amitabha Stupa have visitors and nature enthusiasts repeatedly coming back for more. Sedona's acclaimed reputation one of the world's most magically fascinating places to visit.

*Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information.



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Reasons to Buy

- Market upswing
- Pristine location
- High barriers to entry. Sedona's major thoroughfares are primarily developed with limited options of redevelopment or adding new hotels

Investment Highlights

- Classic design which blends in with the area
- Easy access
- Area enriched amenities
- 6 rooms, each uniquely decorated
- Owner/inkeeper quarters, that the owners can live in, or convert into another guest room
- Private entrances and patios
- Airbnb® potential



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2900 Hopi Drive Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Creekside Inn at Sedona located at 2900 Hopi Drive, Sedona, AZ 86336, Boots & Saddles Bed and Breakfast (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner. The procuring broker fee must be paid the fee by the buyer.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2017.

PROSPECTIVE PURCHASER

CO-BROKER

Print Purchaser Name

Print Co-Broker Name

Signature _____

Signature _____

By _____

By _____

Title _____

Title _____

Company _____

Company _____

Address _____

Address _____

City State Zip

City State Zip

Date _____

Date _____

Phone _____

Phone _____

Email _____

Email _____

*Please return via email to Kim Soulé at kim.soule@colliers.com, Mike Montoya at mike.montoya@colliers.com or return via Fax to +1 602 222 5001