

303 BNB

303 W. Juniper Avenue | Flagstaff, Arizona



Offering Memorandum

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company commonly known as 303 BNB (hereinafter the "Company"), located at 303 W. Juniper Ave., Flagstaff, Arizona 86001.

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of the Company or Kelly & Call Commercial. The material is based in part upon information supplied by the Company and in part upon information obtained by Kelly & Call Commercial from sources it deems reliable.

Neither the Company, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Company.

Owner and Kelly & Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Company or Kelly & Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of this Company.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Company or constitute an indication that there has been no change in the state of affairs of the Company since the date of this Offering Memorandum.



303 BNB, Bed and Breakfast in Flagstaff, Arizona

Own and Operate Your Dream Bed and Breakfast

A unique opportunity awaits you! Imagine owning and operating your very own bed and breakfast in one of the most scenic areas in the world. Nestled amidst the breathtaking beauty of Northern Arizona, with panoramic views of the San Francisco Peaks and surrounded by the world's largest ponderosa pine forests, this is your chance to create unforgettable experiences for your guests.

Your bed and breakfast offers more than just a place to stay; it's a gateway to the wonders of Flagstaff, the Grand Canyon, Sedona, and the surrounding Northern Arizona region. Guests can embark on easy day trips to explore the awe-inspiring Grand Canyon National Park, the vibrant red rocks of Sedona, and other natural wonders, all while enjoying the warm, welcoming atmosphere of your charming inn.

Unmatched Comfort and Amenities

Your guests will feel right at home with the perfect blend of comfort and luxury. Each room is thoughtfully designed with blackout curtains for ultimate privacy and a restful night's sleep. For added convenience, every room comes equipped with an alarm clock and a battery-operated recharging safety flashlight. The bathrooms are stocked with hairdryers, plush bathrobes, and amenity dispensers, while the bedrooms offer desks and chairs for work or relaxation. Three-dimensional feature walls, illuminated with elegant lighting, add a sophisticated touch to the rooms. Guests will stay entertained with smart TVs featuring Direct TV streaming and connected with Wi-Fi available throughout the property.

A Proven Business with Endless Potential

Since opening in June 2022, 303 BNB has been lovingly operated by the same owners who remodeled the entire facility to offer the luxuries of a top-end hotel while maintaining a friendly, home-style environment. This established business has already built a reputation for excellence, attracting visitors from across the state, country, and world.

Your Future in Flagstaff Awaits

This is more than just a business; it's your chance to immerse yourself in the beauty and hospitality of Flagstaff. Don't miss this once-in-a-lifetime opportunity to own a thriving business in one of the most beautiful locations on earth. Your dream bed and breakfast is waiting for you in Flagstaff.

REAL ESTATE SUMMARY

- Parcel number: 110-06-022C
- Lot size: .25 acres
- Main building: 4363 SF, five bedrooms each with private bathroom, two additional 1/2 bathrooms, constructed 2004, major remodel 2022
- Three car garage: 885 SF, constructed 2004
- Combined total: 5,248 SF
- Property taxes 2023: \$4,705.24

UTILITIES

Natural Gas: Unisource

Electricity: APS

Water: City of Flagstaff

TV: Direct TV streaming

Heating: Mini splits in every room, in floor heat boiler available, fireplaces

Cooling: Mini splits in every room, ceiling fans

SPECIFICATIONS

Address: 303 Bed & Breakfast
303 W. Juniper Ave., Flagstaff, AZ

Business and real estate sales price: \$1,799,000

Support and training: The owner is willing to provide a transition period with the new owner.

Reason for selling: Retirement

Website: 303bnbflagstaff.com

Executive Summary

PROPERTY TOURS BY APPOINTMENT ONLY

PLEASE DO NOT DISTURB OWNER OR GUESTS

Prospective pre-qualified buyers can tour the property. To schedule a tour please contact:

Kevin B. Call, CPA

Principal, Designated Broker

Phone: 928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

All proposals should be sent to:

Kelly & Call Commercial

Attn: Kevin Call

1600 W University Ave, #218

Flagstaff, AZ 86001

Please submit a formal Letter of Intent ("LOI") with background information on the potential buyers including:

- Purchasing entity legal name
- Entity background and financial capability
- Experience in the hospitality industry
- Purchase price
- Due diligence time frame
- Financing contingencies
- Earnest money deposit
- Closing terms

303 BNB—A Flagstaff Bed and Breakfast

Comfort and Convenience with State-of-the-Art Technology

This luxury retreat is well designed and rich with amenities to anticipate your guests every need. Step outside to admire the new landscaping, which enhances the beauty and inviting atmosphere of the property. Inside, comfort and convenience are prioritized. Two new 40-gallon water heaters, converted to electric, ensure a constant supply of hot water while maximizing the benefits of the solar system. In-floor radiant heat adds a cozy ambiance throughout the property, complemented by individual heat/air units for precise temperature control. Recently installed mini-split heating and air conditioning units allow each room to be individually controlled, ensuring the perfect temperature for all users.

Entertainment options abound, with ten wall-mounted Smart TVs ranging from 55 to 75 inches—seven in commercial areas and three in the manager’s apartment or personal space. The state-of-the-art Wi-Fi system ensures seamless streaming and connectivity.

The Nest camera system and alarm system provide top-notch security, offering peace of mind for both guests and residents. A gas fireplace with a water feature in the main entry area creates a warm and inviting ambiance year-round.



Amenities



General Amenities

- Common area: Game room, indoor theater, or living area
- Free high-speed internet
- Big-Screen Smart TVs
- Custom 8-seat poker/reading/board game table
- Board games, shuffleboard, Pac-Man/ Galaga console
- Gourmet breakfast daily
- Guest kitchenette with complimentary tea and coffee
- Fridge/freezer storage
- Complimentary guest laundry station (ideal for cleaning ski, biking, or hiking clothes)

Luxurious Bedrooms—Green Room

The property boasts several beautifully appointed bedrooms, each with its own unique theme and luxurious amenities. These thoughtfully designed spaces offer your guests a comfortable and memorable stay, enhancing the overall experience of your bed and breakfast.

Immerse yourself in tranquility with the Green Room, themed in soothing shades of green. This room features three large windows that flood the space with natural light, creating a bright and inviting atmosphere. Enjoy a restful night in the king-size bed and stay entertained with a 55-inch Samsung Smart TV. The room also includes a work desk, porch access, a walk-in closet, and a private bathroom with a walk-in shower. Indulge in luxury linens and take advantage of the complimentary coffee, tea, and water station.





Navy Room

Experience serene elegance in the Navy Room, where calming shades of blue create a peaceful retreat. With three large bay windows, this room offers a bright and airy atmosphere. Accommodating up to four guests, the Navy Room features a king and queen-size bed, a 65-inch Samsung Smart TV, and a work desk. Relax in the two comfortable chairs, and store your belongings in the large walk-in closet. The private bathroom is equipped with double vanities and a shower/tub combo. Enjoy luxury linens and a complimentary coffee, tea, and water station.



Guest Suites

Purple Room

The Purple Room offers a cozy and stylish retreat, themed in rich shades of purple. A large window bathes the room in natural light, creating a bright and inviting space. The room features a king-size bed, a 55-inch Samsung Smart TV, and a work desk. Enjoy the convenience of a walk-in closet and a private bathroom with a tub/shower combo. Luxury linens and a complimentary coffee, tea, and water station are provided for your comfort.



Guest Suites



Silver Room

Step into elegance with the Silver Room, themed in sleek shades of silver. A large window fills the room with light, creating a bright and airy atmosphere. This room features a king-size bed, a 55-inch Samsung Smart TV, and a work desk. The walk-in closet and private bathroom with tub/shower combo add to the room's comfort and convenience. Luxury linens and a complimentary coffee, tea, and water station are available.



Guest Suites

Owner's Quarters: Master Suite

The owner's quarters are thoughtfully sequestered from the commercial areas, providing an exclusive space for privacy and comfort. Here, you can truly live, work, and play. With short working hours, you'll have plenty of time to enjoy your personal life while earning an excellent income. For those who prefer a hands-off approach, a potential on-site manager is available, offering even more flexibility. If you want more revenue and not live on property turn this room into a revenue producer and live off property, or even turn the bed and breakfast into a VRBO type property if you like.

The master suite is a true retreat. The spacious bedroom includes a cozy sitting area and private patio. The luxury bathroom elevates your experience with a large jacuzzi tub and a shower outfitted with the finest high-end hotel amenities. Two extra-large walk-in closets provide ample storage space, while a linen closet ensures everything remains neatly organized.





Entertainment and Recreation

Guests will love spending time in the theater/ game room, complete with a 75" TV, shuffleboard table, custom game and poker table, reclining theater seating, board games, and a video game console. A new refrigerator/freezer and microwave in the kitchenette provides additional convenience. For those who want to stay active, a fully comprehensive gym in the common area is available.



Common Areas



Chef's Dream Kitchen

The kitchen is a chef's dream, outfitted with everything needed to create culinary masterpieces. It features a large island, two sinks, two disposals, and a chef's range with five gas burners. A large refrigerator and an extra-large walk-in pantry provide plenty of room for all your culinary delights. The kitchen also includes family seating and bar seating for 3-4 stools, perfect for intimate gatherings and casual meals.



Common Areas



Versatile Living Spaces

The property offers versatile living spaces, including a den, office, extra bedroom, or formal dining area, providing a quiet retreat for work or leisure. Whether you need a space to focus on work or relax with a good book, these areas are designed to meet your needs.



Common Areas



Located in the beautiful mountain community of Flagstaff, Arizona with sweeping views of the San Francisco Peaks, 303 BNB has all the luxuries of a top-end hotel in a relaxed home environment.

Flagstaff Market Overview

For most people in the country the perception of anywhere in Arizona is one of arid desert and oppressive heat. They are surprised to learn that the city of Flagstaff is high in the mountains, surrounded by the largest ponderosa pine forest in the world and enjoys classic four-season weather. Flagstaff elevation ranges from 7,000 feet in town to more than 12,000 feet on the San Francisco Peaks. Just two hours away from the desert city of Phoenix, Flagstaff enjoys a cooling escape during the Arizona summer months and access to winter recreational activities with snow play, skiing and snowboarding.

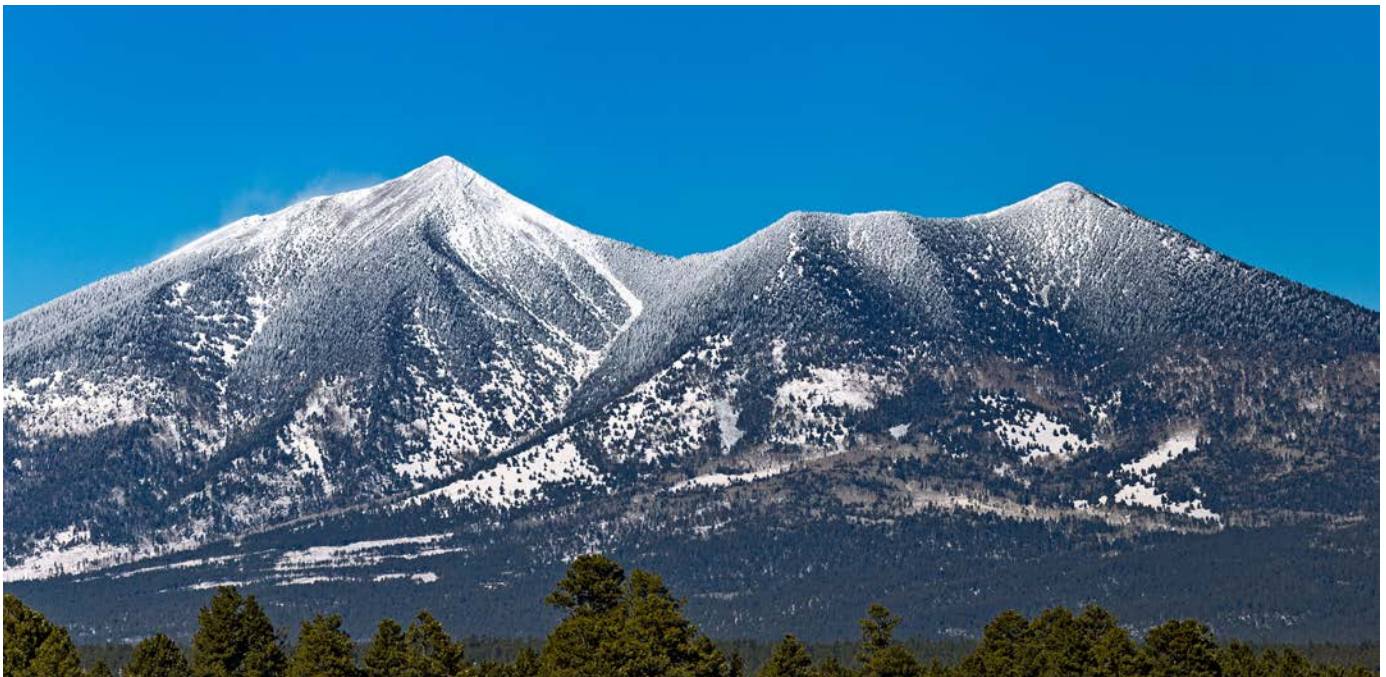
The Flagstaff metro area is located in Coconino County in northern Arizona. The county population consists of approximately 145,000 individuals. In the city of Flagstaff, the total population is 77,000. Northern Arizona University is a major economic driver in Flagstaff with a total enrollment at the Flagstaff campus of more than 23,000 students.

The influence of Northern Arizona University is evident in the level of education achieved among the area's population. Nearly one in three residents have

at least a bachelor's degree compared to one in four statewide. While median incomes in Flagstaff closely track the statewide average, housing prices skew higher with the median-valued owner-occupied home in Flagstaff approximately 20 percent higher than the statewide median.

The primary contributor to Flagstaff's economy is by far the tourism sector. Because of the tourism base the economy was expected to be strongly impacted for the worse when the Covid pandemic hit. Surprisingly the Flagstaff tourism market was at an advantage because much of it is based on outdoor activity.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory; one of the oldest observatories in the United States and famous for the discovery of Pluto. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.



Flagstaff Tourism Overview

Flagstaff's number one industry is tourism. Supported by proximity to the Grand Canyon and Sedona, Flagstaff draws five million visitors a year, making a strong tourism market for vacation rentals. The economic impact of this sector amounts to \$750 million a year generating more than 8,000 jobs, with demand for both domestic and international tourism.

Located at the junction of I-40 and I-17, Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. Visitors and a large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff is approximately 90 minutes from the Grand Canyon, 45 minutes from Sedona, two hours away from Phoenix, and approximately four hours from Las Vegas by car. The airport has direct flights to Phoenix and Dallas-Fort Worth on American Airlines. New direct flights to LAX begin in October 2024.

Flagstaff's strong sense of community celebrates its rich resources for diverse interests and activities. Outdoor recreation is abundant with hundreds of miles of hiking, running and biking trails. Summers are filled with festivals and celebrations including the Museum of Northern Arizona's Heritage Festival with indigenous artists from the Colorado Plateau, the weekly Flagstaff Community Market, Art in the Park, and the Hopi Art and Culture Festival, along with many more events. Autumn brings tourists from lower elevations to view the beautiful fall colors, especially plentiful on the San Francisco Peaks. Winter months invite everyone to enjoy the fun of snow sports with skiing and snowboarding.

Situated on the Colorado Plateau, Flagstaff serves as a base for broader exploration of several nearby national parks and monuments, along with access to cultural experiences on the Navajo Nation and Hopi.



Close Proximity to the Grand Canyon Promotes Tourism



Contact Us:

Kevin B. Call, CPA
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
Phone: 928 440 5450
Rob@KellyandCall.com



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1600 W. University Avenue
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