

OFFERING MEMORANDUM



EXCLUSIVE LISTING

AN IMAGE LOCATIONS COMPANY





ADOBE GRAND VILLAS

35 HOZONI DRIVE, SEDONA, AZ

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35 Hozoni Drive, Sedona, Arizona 86336

EXECUTIVE SUMMARY



INVESTMENT SUMMARY

EXECUTIVE SUMMARY

EXCLUSIVE LISTING is pleased to offer for sale **The Adobe Grand Villas**, a ±18,874 square foot 16-unit boutique hotel located in Sedona, Arizona (Yavapai County).

Be Transported – Adobe Grand Villas is more than a retreat, it's an unforgettable experience. Each of the 16 themed private villas is a complete escape as the one-of-a-kind design works in tandem with exceptional service to relax the senses and provide comfort.

Built in **2004**, The Adobe Grand Villas opened its doors in 2004. Comprised of **6 buildings**, the hotel rests on **±1.12 acres** of pristine desert landscape in southwest Sedona. Guests are welcomed to the **±18,874** square foot property through an archway leading to a pool and spa retreat. Every guest is treated with care. Everything is taken care of. Always.

Adobe Grand Villas offers investors and/or operators a stabilized cash flow and performing staff.

\$8.9 M
PRICE

8.0%
CAP

\$722 K
NOI

GROWTH AND COMPETITIVE EDGE

Sedona is one of the **most popular tourist destinations in the U.S.**, famous as a resort town worldwide. In such a rich market, **Adobe Grand Villas** has been able to position itself as a niche choice. For guests who want to experience luxury and comfort, but who also crave a unique experience-**there is simply no boutique hotel like it on the market.**



35 Hozoni Drive, Sedona, Arizona 86336

AWARDS & RECOGNITION

A CONSISTENT PERFORMER

Adobe Grand Villas has built an outstanding reputation; not only for its singular atmosphere and decor, but on a commitment to building relationships with guests who have fallen in love with the resort. Online reviews of the resort are overwhelmingly positive with a **5 star rating on Yelp**, **4.9 ranking on Hotels.com** and out of 612 reviews on Trip Advisor, an astounding 555 have received the **highest “excellent” ranking**.

Here are some of the awards Adobe Grand Villas has received recently:

Condé Nast Traveler

2011 & 2012 Reader’s Choice Award
Named One of the World’s Best Hotels

AAA 4 Diamond Awards

2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006 and 2005

Trip Advisor Travelers’ Choice Award Winner 2014

Top 3 Small Hotels in the USA
Top 5 Hotels for Romance in the USA

Trip Advisor Traveler’s Choice Award Winner 2012

Top 25 Hotels in the USA
Top 10 Hotels for Romance

Current **3 Star “Frommer’s Exceptional”** rating (highest ranking) on frommers.com, website of the prestigious travel guidebook publisher

Condé Nast Traveler



To own a top performing hotel in one of the United States' most beloved tourist destinations is an investment in not only market growth, but an investment in an exceptional property.



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

THE SEDONA STANDOUT

With views of the **famous red rocks**, each private villa at **Adobe Grand Villas** is a complete escape with a different theme for each room. Working in tandem with the design is the equally incredible service.

The hotel **runs smoothly and autonomously** with a dedicated culinary team, maintenance and housekeeping staff and contracted spa services.

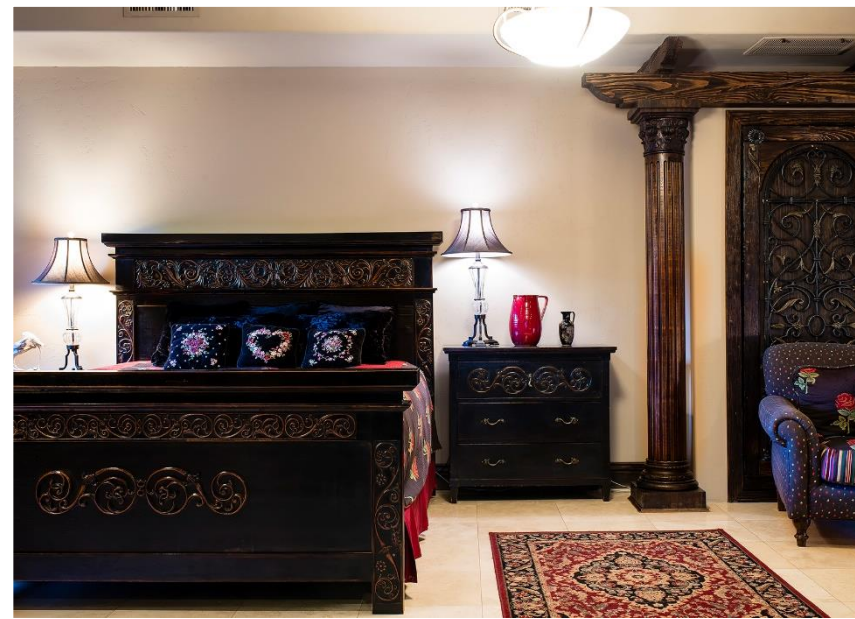
Bread makers in each kitchen, fireplaces in every bathroom, a warm and thoughtful staff- make every guest feel at home-attended to and cared for, all of these elements work together to provide an unforgettable experience.

PRICELESS DESIGN

An experienced luxury home designer **created every element of the 16 themed** villas. Each villa is a uniquely **handcrafted work of art**. From the **French Quarter** themed room, to the **American Southwest**, to **Tuscany**, the rooms are **designed to transport and deliver comfort**. A bread maker in every villa, jetted tubs, kitchens and multiple fireplaces are just some of the extra touches which make guests want to return time and time again.

Singular features include:

- ≠ **Themed sinks and shower fixtures**
- ≠ Floating “illusion” bed
- ≠ Functioning waterfalls
- ≠ **Custom themed doors**
- ≠ Fireplaces tailored to theme
- ≠ Local pine and Alligator juniper used in design
- ≠ Stagecoach bed
- ≠ Carefully chosen bedding, linen and accents



Reputation is Everything

The property is exquisite, the views are incredible but the reputation of **Adobe Grand Villas** is **best left in the words of some of the guests** raving about the resort:

“Why Can’t Other Places Do This Well?”

Pleasant, luxurious, unassuming...It isn’t easy to **stay number one in Sedona**, I am sure, with so many beautiful options. Adobe Grand Villas does everything so well that it seems easy...The rooms are solid, perfectly clean and huge...I have stayed all over Sedona in the past, and paid all kinds of money in hopes of a really memorable experience. I won’t stay anywhere else now. -Allan C., West Virginia via Trip Advisor

“A Beautiful Haven of Luxury”

We stayed here for two nights at the start of our road trip and have no regrets about our choice at all-except we’d have liked to have stayed for longer! ...there is so much attention to detail throughout the place and everything is done so tastefully. I can go on and on about it but it has to be seen to be believed...would **love to return to this amazing find.**” -Rebecca D., United Kingdom via Trip Advisor

“The Most Unique and Delightful Place”

If we could give them more stars, we would have. The most unique and delightful place you could imagine staying. We were in the wagon wheel room and it is truly amazing. All the rooms have a different theme and we can’t wait to come back so we can stay in another one. **The staff is exceptional in every way...**”-Alan and Susie, Four star review via Yelp

“Great Stay!”

This was our first trip to Sedona and we found Adobe Grand Villas online. We found all staff members very friendly, professional, ready to assist us and make needed recommendations for day trips when asked...fresh baked bread, turndown service, complimentary water, snacks, coffee, fruit, soda in each kitchenette: exactly what any day tripper requires coming or going!... **we stayed eight days** and found this B&B to be super comfortable located under the Thunder Mountain area. An approximate seven minute drive to downtown Sedona. Very close to two gas stations, a grocery store, outdoor hiking outfitter and within a five minute car drive to some very nice restaurants. We will return and recommend this lovely B&B! -Viki R., Chicago, Illinois via Trip Advisor

To own a top performing hotel in one of the United States’ most beloved tourist destinations is an investment in not only market growth, but an investment in an exceptional property.

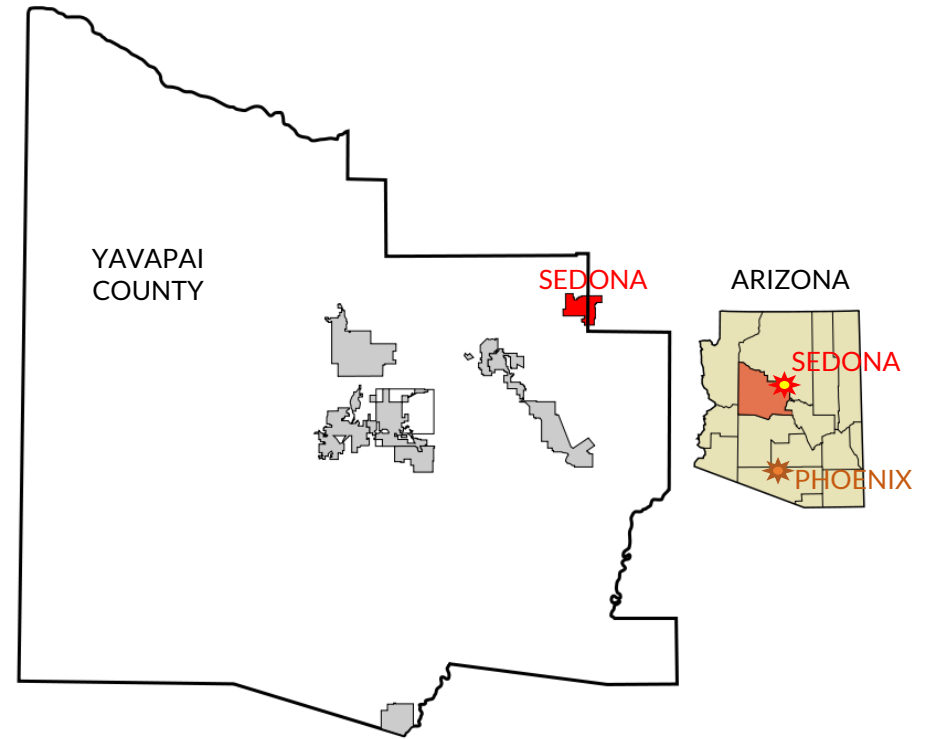
AREA OVERVIEW



Area Overview

It's hard to capture the beauty of Sedona in words. Which is why so many people come to see not only the **red-rock formations**, but to experience sunny weather, breathe in clean air, indulge in spa treatments, or play a round of golf against the background of red-rock formations. The city has been a part of **film history**, serving as the background for numerous sets and has long been a haven for **visual artists**. With 1.8 million acres of **national forest** surrounding Sedona, four **wilderness areas** and two **state parks**, **outdoor adventure** awaits. Sedona has a history of becoming a welcoming retreat; taking its name from the wife of the very first postmaster general who was known for her hospitality. **Adobe Grand Villas** carries on the Sedona legacy of hospitality.

Sedona's main attraction is its array of red sandstone formations. The formations appear to glow in brilliant orange and red when illuminated by the rising or setting sun. The red rocks form a popular backdrop for many activities, ranging from **spiritual pursuits to the hundreds of hiking and mountain biking trails**.



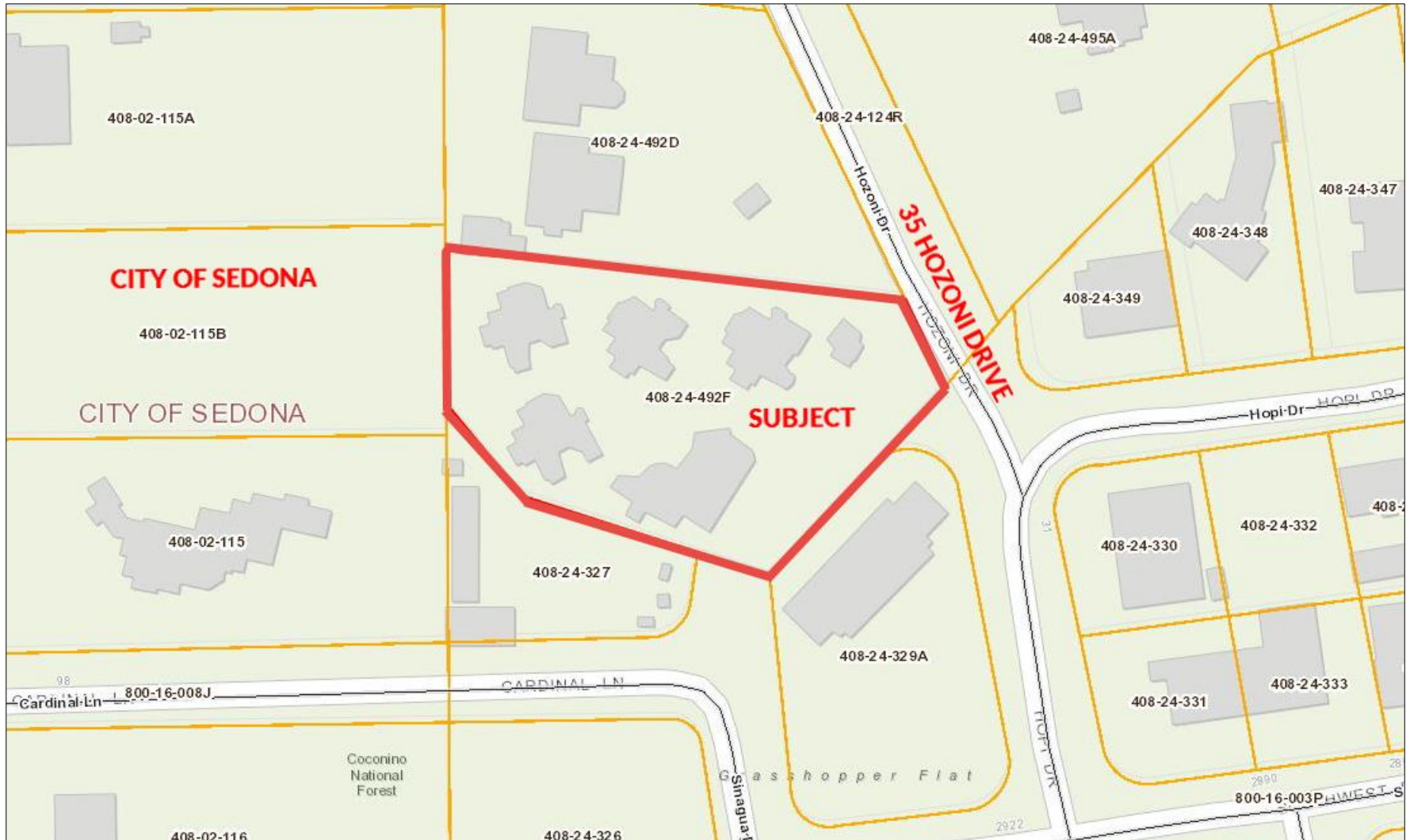
CLIMATE DATA FOR SEDONA, ARIZONA

MONTH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
AVERAGE HIGH °F	56.5	60.6	65.1	73.4	82.2	93.3	96.6	94.2	88.1	77.2	64.3	56.6	75.7
AVERAGE LOW °F	30.5	33.3	36.8	41.9	49.3	57.9	64	63.4	57.7	47.9	36.4	30.7	45.8



Panoramic view of Sedona from the "vortex" point

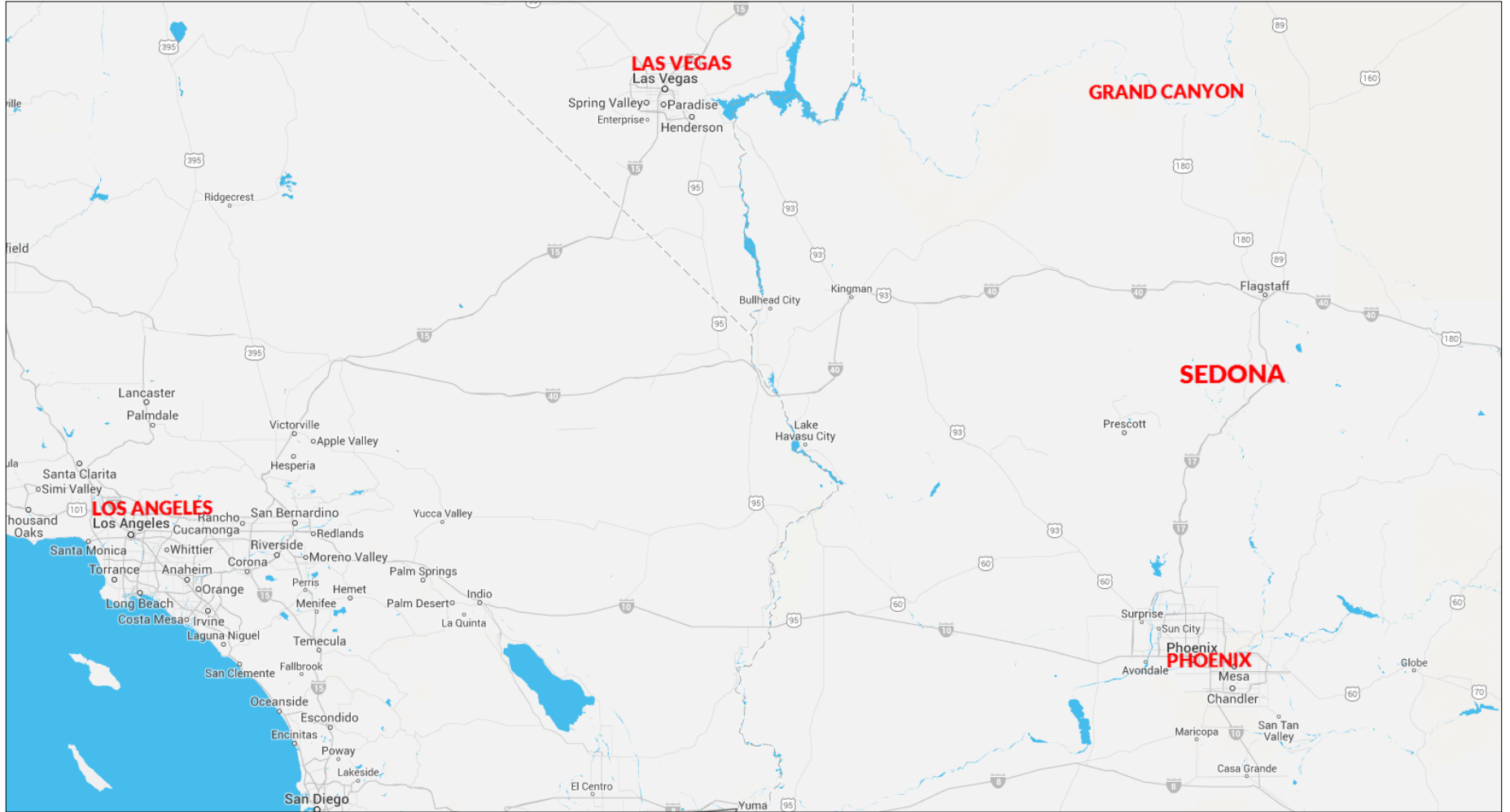
PLAT MAP



AERIAL MAP



REGIONAL MAP



FINANCIAL ANALYSIS

(PLEASE REGISTER TO ACCESS)

JAMES@EXCLUSIVELISTING.COM



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CONTACT INFORMATION



A property, as one-of-a-kind as the Adobe Grand Villas, calls for an owner who appreciates its special place amongst Sedona hotels and the loyal staff who are ready to continue delivering the outstanding service for which they have become renowned.

If you are ready to experience exceptional ownership...



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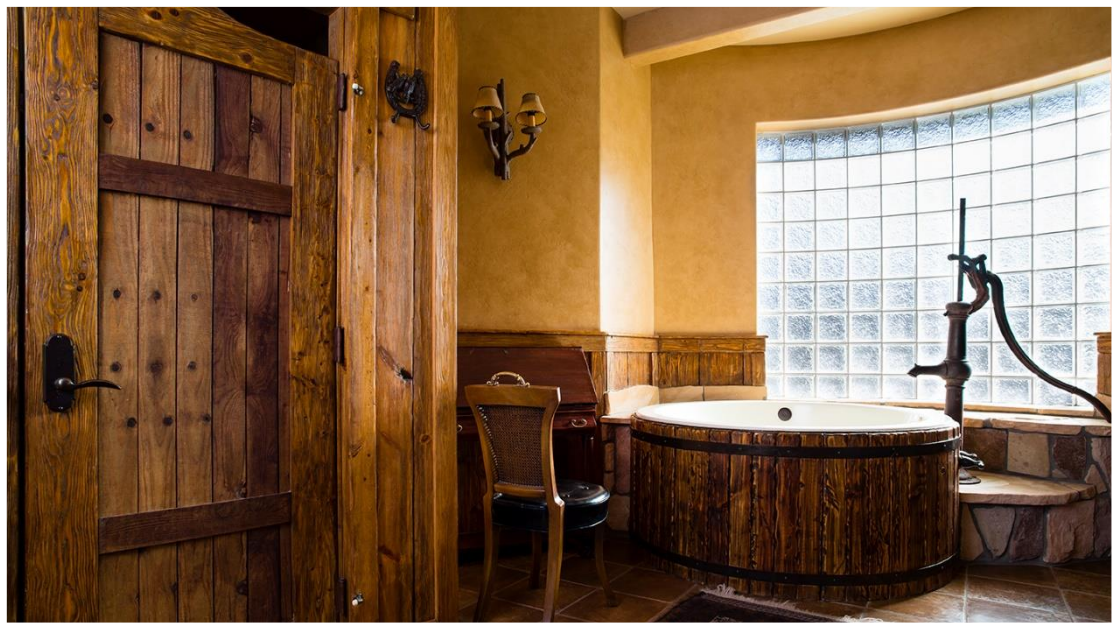
www.exclusivelisting.com

GALLERY . SELECT

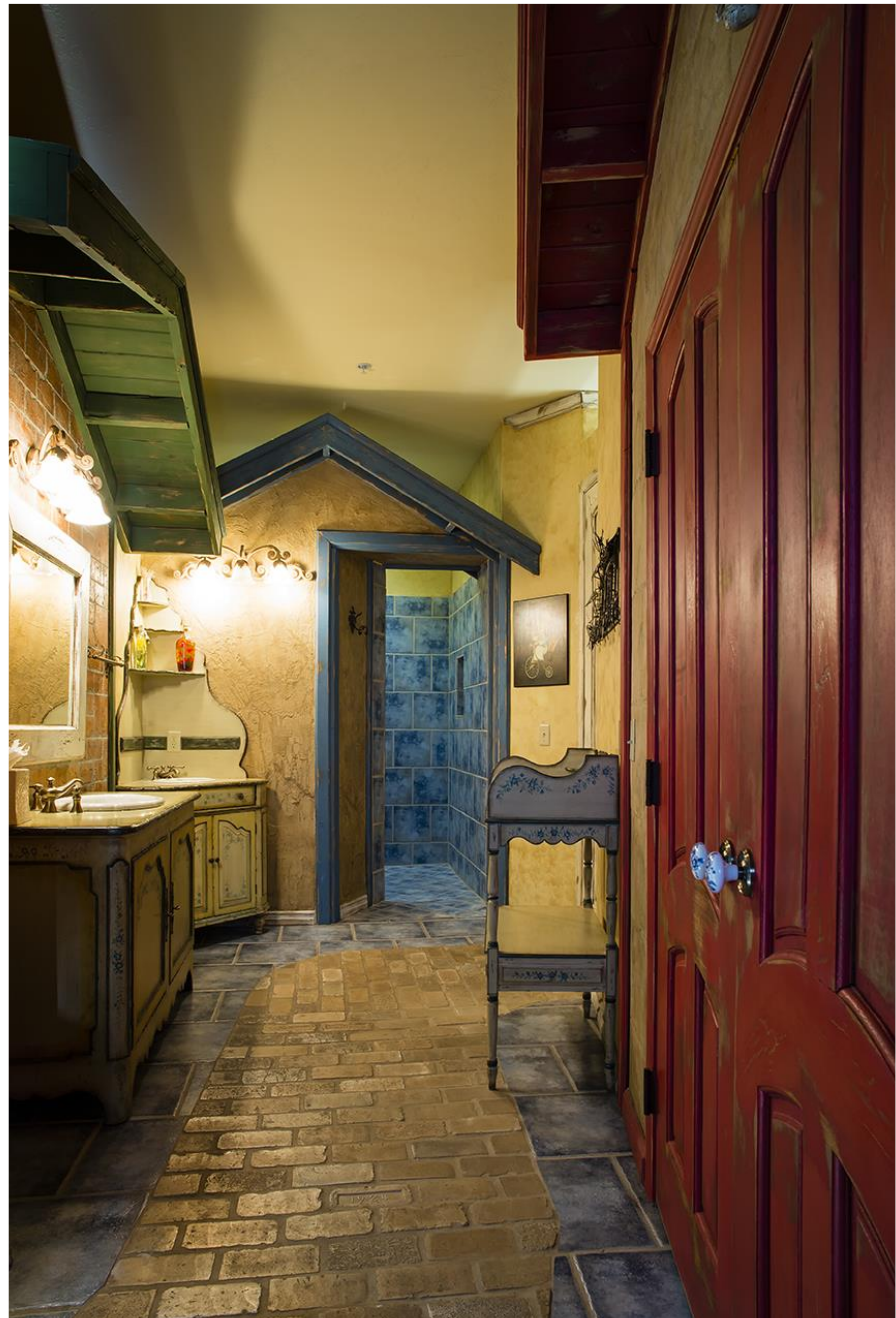




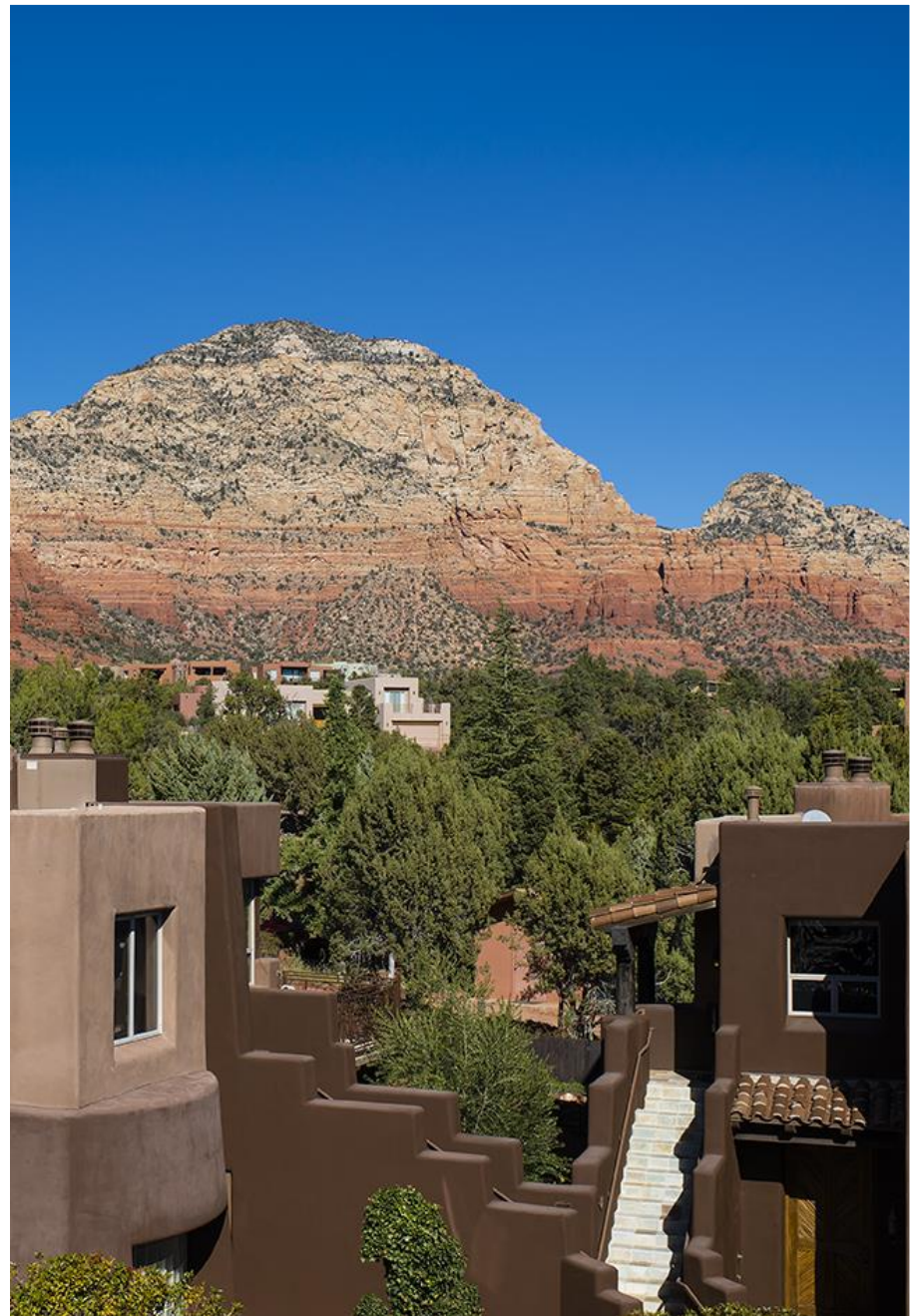




















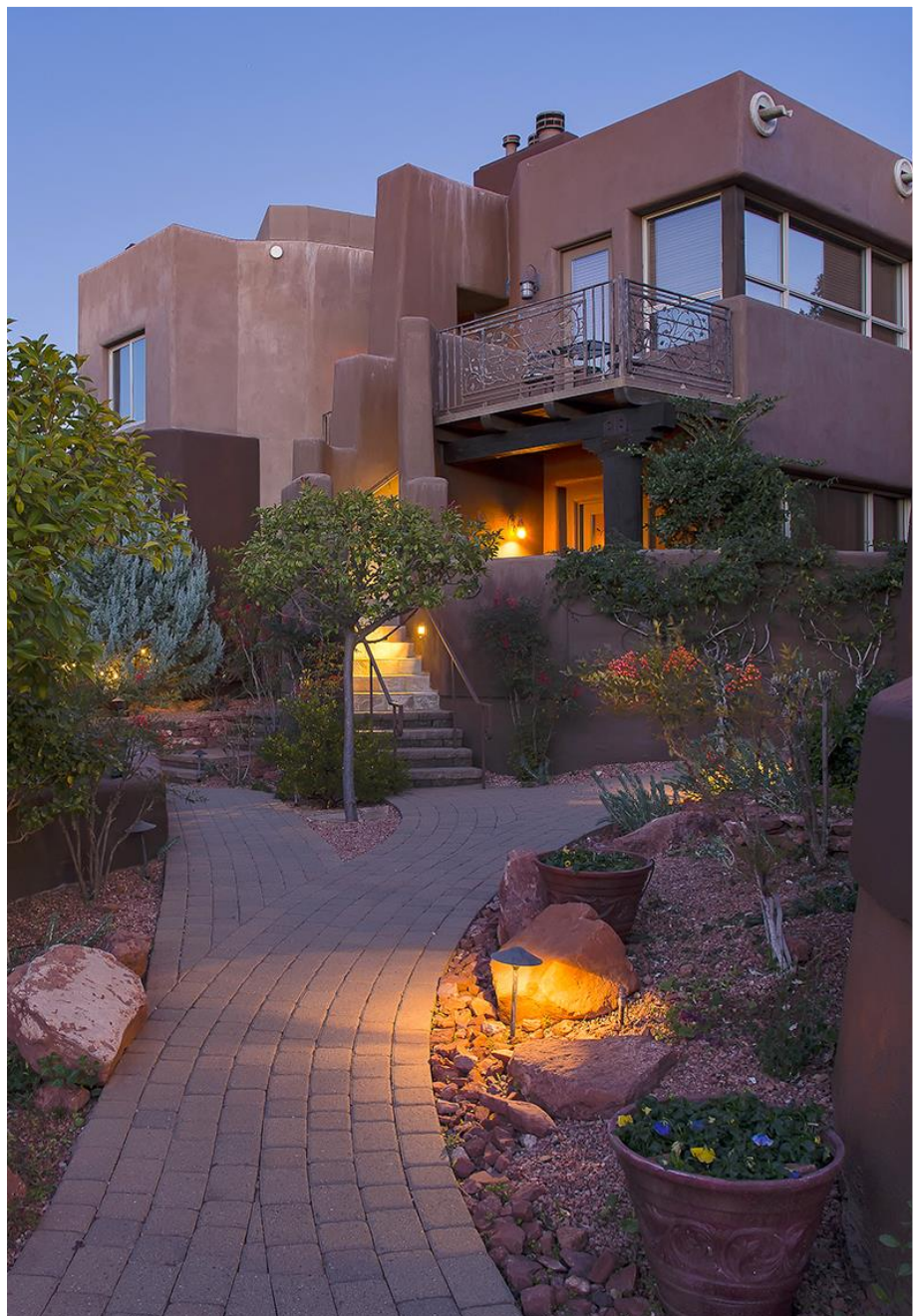














POOL RULES
1. NO RUNNING OR JUMPING IN THE POOL
2. NO DIVING FROM THE POOL
3. NO GLASS OR SHARP OBJECTS IN THE POOL
4. NO ALCOHOLIC BEVERAGES IN THE POOL
5. NO SMOKING IN THE POOL
6. NO FEEDING ANIMALS
7. NO FEEDING BIRDS
8. NO FEEDING FISH
9. NO FEEDING TURTLES
10. NO FEEDING MONKEYS
11. NO FEEDING DOGS
12. NO FEEDING CATS
13. NO FEEDING RABBITS
14. NO FEEDING GUINEA PIGS
15. NO FEEDING HAMSTERS
16. NO FEEDING FERRETS
17. NO FEEDING SQUIRRELS
18. NO FEEDING CHIPMUNKS
19. NO FEEDING BEAVERS
20. NO FEEDING MUSKRATS
21. NO FEEDING SKUNKS
22. NO FEEDING RACCOONS
23. NO FEEDING COYOTES
24. NO FEEDING WOLVES
25. NO FEEDING BOBCATS
26. NO FEEDING MOUNTAIN LIONS
27. NO FEEDING PUMPKIN PATCH
28. NO FEEDING CUCUMBER PATCH
29. NO FEEDING TOMATO PATCH
30. NO FEEDING PEPPER PATCH
31. NO FEEDING CABBAGE PATCH
32. NO FEEDING CARROT PATCH
33. NO FEEDING SPINACH PATCH
34. NO FEEDING LETTUCE PATCH
35. NO FEEDING BROCCOLI PATCH
36. NO FEEDING CAULIFLOWER PATCH
37. NO FEEDING BRUSSELS SPROUTS PATCH
38. NO FEEDING KALE PATCH
39. NO FEEDING SWEET POTATOS PATCH
40. NO FEEDING PUMPKINS PATCH
41. NO FEEDING SQUASH PATCH
42. NO FEEDING ZUCCHINI PATCH
43. NO FEEDING CUCUMBERS PATCH
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EMERGENCY PHONE
911



