

SALE BROCHURE

Taos Motor Lodge

1798 PASEO DEL PUEBLO SUR

Ranchos de Taos, NM 87557

PRESENTED BY:

EDWARD RUPP

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PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$2,995,000
CAP RATE (PRO FORMA):	12.7%
KEYS:	26
YEAR BUILT / RENOVATED:	1984 / 2022
ZONING:	County Rural Area
APN:	1073146010001
BROKER OF RECORD:	SVN/Walt Arnold Commercial Brokerage, Inc.

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale the Taos Motor Lodge, located in Ranchos de Taos, NM, approximately 4 miles Southwest of Taos, NM, and 1/2 mile from the famous San Francisco de Asis Church ("Property"). This unique hotel combines authentic southwestern detailing with new-age comforts to bring restful and rejuvenating stays to visitors from across the country. Completely renovated in 2022, the fully operational Taos Motor Lodge is inspired by its surroundings and local community. 26 room hotel on a +/- 0.577 acre footprint.

PROPERTY HIGHLIGHTS

- 21.05% Cap Rate (Pro Forma)
- 26 unit Hotel
- Newly renovated (2022) boutique hotel/motel in the popular vacation market of Taos, New Mexico
- ±10,500 SF building situated on ±0.58 acres; development potential exists
- Broker of Record: SVN/Walt Arnold Commercial Brokerage, Inc.

SALE HIGHLIGHTS

PROPERTY HIGHLIGHTS

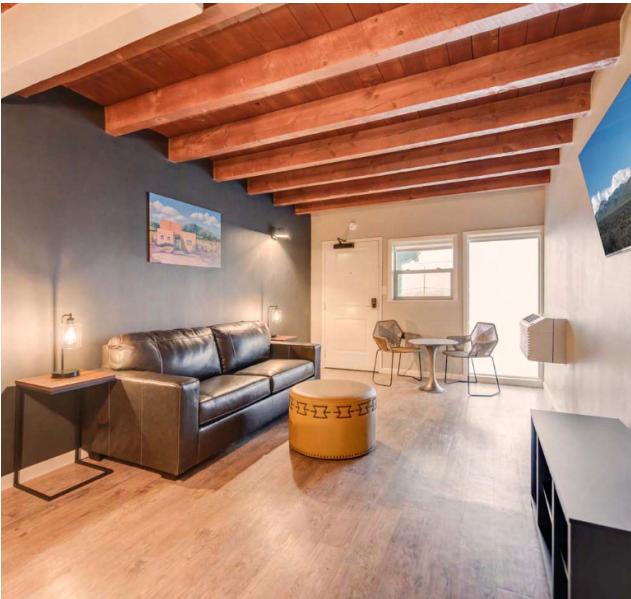
- 12.7% Cap Rate (Pro Forma)
- Charming, newly renovated (2022) boutique motel in the popular vacation market of Taos, New Mexico. Approximately \$2M in improvements have been invested in the Property over the past year.
- 26 key hotel
- Situated on ±0.58 acres and development potential exists
- The Property opened for business in January 2023, and is in the process of being stabilized
- This parcel has been grandfathered in to its current zoning district to allow this specific use on the land. Expanding up to 25% can be done without need of a special use permit.
- Located in the beautiful high desert with views of the Sangre de Cristo Mountains
- 4 miles from Taos, NM and 20 miles from the Taos Ski Valley
- Authentic southwestern detailing with modern comforts
- Further information can be found on the property website: northco.com
- Hotel website: taosmotorlodge.com
- Broker of Record: SVN/Walt Arnold Commercial Brokerage, Inc.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RECEPTION AND OFFICE



LOCATION OVERVIEW



LOCATION OVERVIEW

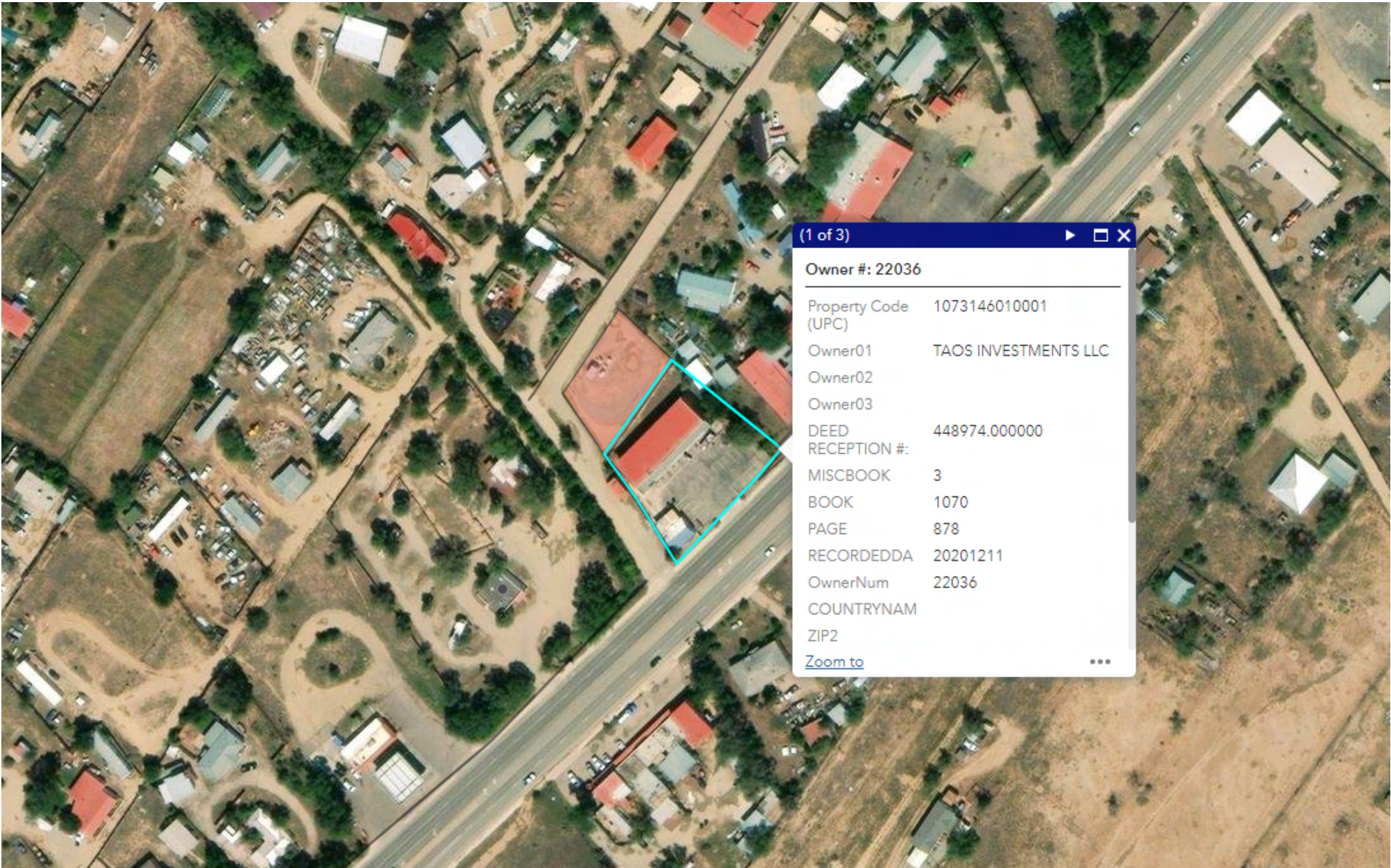
Ranchos de Taos is a small town located in northern New Mexico, about 4 miles southwest of Taos and 45 miles north of Santa Fe. This area is famous for its vibrant arts community and cultural heritage - Ranchos de Taos is well known for its traditional adobe architecture, giving the village a charming and authentic Southwestern ambiance. Nestled in the high desert of New Mexico, Ranchos de Taos sports breathtaking views of the Sangre de Cristo Mountains and open plains. The area has long been a magnets for artists, writers, and musicians and hosts various art galleries, studios, and cultural events to showcase the creative talent of the local community.

The Taos Motor Lodge is located about 1/2 mile away from the prominent San Francisco de Asis Church (also known as the Rancho de Taos Church). This traditional adobe church, built in the early 18th century, is an architectural masterpiece and one of the most photographed and painted churches in the United States. This location offers ample opportunity for outdoor recreation such as hiking, mountain biking, horseback riding, and skiing in the nearby Taos Ski Valley. Ranchos de Taos offers a blend of history, culture, natural beauty and a sense of community that appeals to visitors from across the country. Whether exploring historic landmarks, enjoying the outdoors, or immersing oneself in the arts and local culture, the village offers a unique and enriching experience in the heart of New Mexico's enchanting landscape.

REGIONAL MAP



PARCEL MAP (1073146010001)



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES120 MILES240 MILES

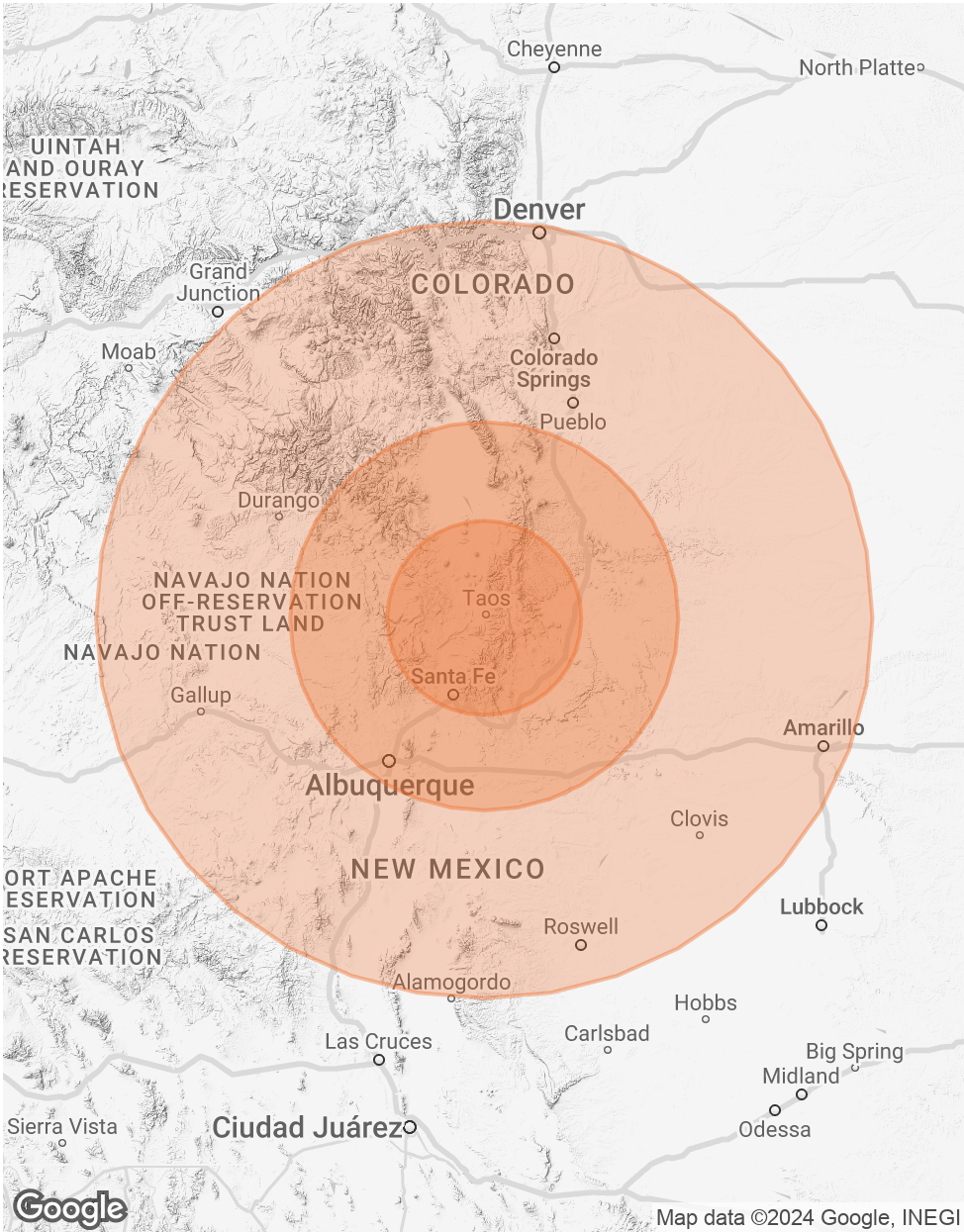
TOTAL POPULATION	244,831	1,214,531	5,752,352
AVERAGE AGE	45.0	41.3	39.0
AVERAGE AGE (MALE)	43.5	39.9	38.0
AVERAGE AGE (FEMALE)	46.1	42.5	39.9

HOUSEHOLDS & INCOME

60 MILES120 MILES240 MILES

TOTAL HOUSEHOLDS	133,205	567,233	2,507,462
# OF PERSONS PER HH	1.8	2.1	2.3
AVERAGE HH INCOME	\$60,833	\$63,947	\$79,631
AVERAGE HOUSE VALUE	\$338,414	\$251,076	\$319,007

2020 American Community Survey (ACS)



EDWARD RUPP



EDWARD RUPP

Principal

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PROFESSIONAL BACKGROUND

Edward J. (“Ned”) Rupp is a Principal at SVN | Northco and is a member of the SVN | Northco Commercial Real Estate team and the SVN | Northco Hospitality & Golf team. The SVN | Northco office is located in Minneapolis, Minnesota.

Ned’s career has spanned a number of areas over the years, including commercial real estate, hospitality, marketing, sales, project management, and property management. Ned has managed teams at an award-winning boutique hotel in Saint Paul, a luxury island resort in Birchwood, Wisconsin, numerous award-winning restaurants, and a private membership club in Saint Paul. In addition, Ned served as a Project Manager for a commercial real estate development and management company located in Saint Paul. In addition to his real estate career, Ned owns a digital marketing agency.

Having grown up in the Cathedral Hill neighborhood of Saint Paul and having spent his entire life in the Midwest, Ned is an expert in the Saint Paul commercial real estate and hospitality markets, and since joining SVN | Northco has broadened his commercial real estate practice to the entire Twin Cities market, and his hospitality practice nationally.

SVN | Northco is a full service commercial real estate firm that has been a leader in the Twin Cities market since 1975.

Experience

- 2016–Present: SVN | Northco
- 2012–2016: Commonwealth Companies LLC
- 2016-2016: Stout’s Island Lodge (seasonal)
- 2014–2016: University Club of St. Paul
- 2014-2016: Commonwealth Companies (Project Manager)
- 2012-2016: Hotel 340 of Saint Paul

Education

- University of Minnesota, Twin Cities – Bachelor of Arts – Psychology
- CAPA, Florence, Italy – General Studies

Achievements and Professional Affiliations

- SVN Resort & Golf Group
- Licensed Real Estate Agent in Minnesota and Wisconsin
- Minnesota Commercial Association of Realtors (MNCAR)
- CoStar Power Broker
- Urban Land Institute
- SVN Elite

MARK BATTLES



MARK BATTLES

Associate Advisor

mark.battles@svn.com

Direct: 952.820.1633 | Cell: 651.503.9361

PROFESSIONAL BACKGROUND

Mark Battles, DVM is an Advisor at SVN | Northco and is a member of the SVN | Northco Golf & Hospitality team and the SVN | Northco Commercial Real Estate team. The SVN | Northco office is located in Minneapolis, Minnesota.

Mark joins the SVN team after spending the better part of a decade as a practicing veterinarian in Denver, CO. Mark grew up in the St. Paul, Minnesota area, and moved to Washington, DC for undergraduate studies, then to Pomona, CA to earn his degree in veterinary medicine.

Mark returned home to the Twin Cities to join SVN | Northco and begin a career in commercial real estate. Mark decided to move into commercial real estate not only to find a new challenge for himself, but also to help others to fulfill their real estate needs in order to excel in their careers. Through his years working as a small animal veterinarian and medical director in a busy general practice, urgent care, and emergency veterinary hospitals, Dr. Battles has gained invaluable knowledge concerning the workings and requirements for healthcare spaces.

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EXPERIENCE:

- 2022 - Present: SVN | Northco
- 2016 - Present: Small animal veterinarian

EDUCATION

- Western University of Health Sciences: Doctor of Veterinary Medicine, graduated with highest honors
- The George Washington University: B.S. in Biology

MEMBERSHIPS

SVN Resort, Golf, and Hospitality Group
Licensed Minnesota Real Estate Agent
SVN Firm of the Year
Specializations: Real Estate, Medical, Business, Hospitality, Golf & Resort

WALT ARNOLD (BROKER OF RECORD)



WALT ARNOLD, CCIM, SIOR

Managing Director

walt.arnold@svn.com

Direct: 505.256.1255 | Cell: 505.269.9358

PROFESSIONAL BACKGROUND

Walt Arnold, CCIM, SIOR, serves as Managing Director for SVN//Walt Arnold Commercial Brokerage, Inc., in Albuquerque, New Mexico. He specializes in sales and leasing of office and industrial buildings and Tenant and Buyer Representation.

Additionally, Arnold spent eight years in the National Football League playing for the Los Angeles Rams, Houston Oilers, and the Kansas City Chiefs.

As an active commercial real estate community member, Arnold is a Certified Commercial Investment Member (CCIM) and a member of the Society of Industrial and Office Realtors (SIOR).

Arnold is a past Commercial Realtor of the Year. Additionally, Arnold was inducted in the University of New Mexico’s Athletic Hall of Honor and the New Mexico Sports Hall of Fame. Arnold earned a Bachelor of University Studies degree from the University of New Mexico.

EDUCATION

Bachelor of University Studies, University of New Mexico

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Members (CCIM)
- Commercial Association of Realtors of New Mexico (CARNM)