

WharfMaster's Inn

POINT ARENA, CA



OFFERING MEMORANDUM

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POINT ARENA, CA

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WHARFMASTER'S INN

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$3,250,000
NUMBER OF ROOMS:	26
CAP RATE:	10.55%
NOI:	\$342,715
LOT SIZE:	2.42 Acres
BUILDING SIZE:	24,000 SF
PRICE / SF:	\$162.50

PROPERTY OVERVIEW

The Wharf Master's Inn is a 26 unit boutique property located in Point Arena with views of the Pacific Ocean. The property has six separate buildings that include the Inn Keepers house. Each of the buildings have been updated and maintained. The owners have modified the property to be COVID compliant and are now serving a modified breakfast to their guests.

PROPERTY HIGHLIGHTS

- Property is under performing the market
- Destination travel market has proven to be resilient
- Property well maintained
- Value add - updating the property
- Soft brand alliance opportunity

Property Description



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LOCATION OVERVIEW

This WharfMaster's Inn is located on the Coast of California, North of the Golden Gate Bridge, in the town of Port Arena. The property is perched up on a hillside providing guests with an expansive view of the Pacific Ocean.



Property Details

SALE PRICE **\$3,250,000**

LOCATION INFORMATION

Building Name	WharfMaster's Inn
Street Address	785 Port Rd
City, State, Zip	Point Arena, CA 95468
County/Township	Mendocino

BUILDING INFORMATION

Building Size	24,000 SF
NOI	\$342,715
Cap Rate	10.55%
Price / SF	\$162.50
Floors	2

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Boutique
Lot Size	2.42 Acres
APN#	027-041-48-00
Waterfront	Yes

Additional Photos



WHARFMASTER'S INN

LOCATION INFORMATION

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REGIONAL MAP

CUSTOM PAGE

SITE PLAN

Regional Map

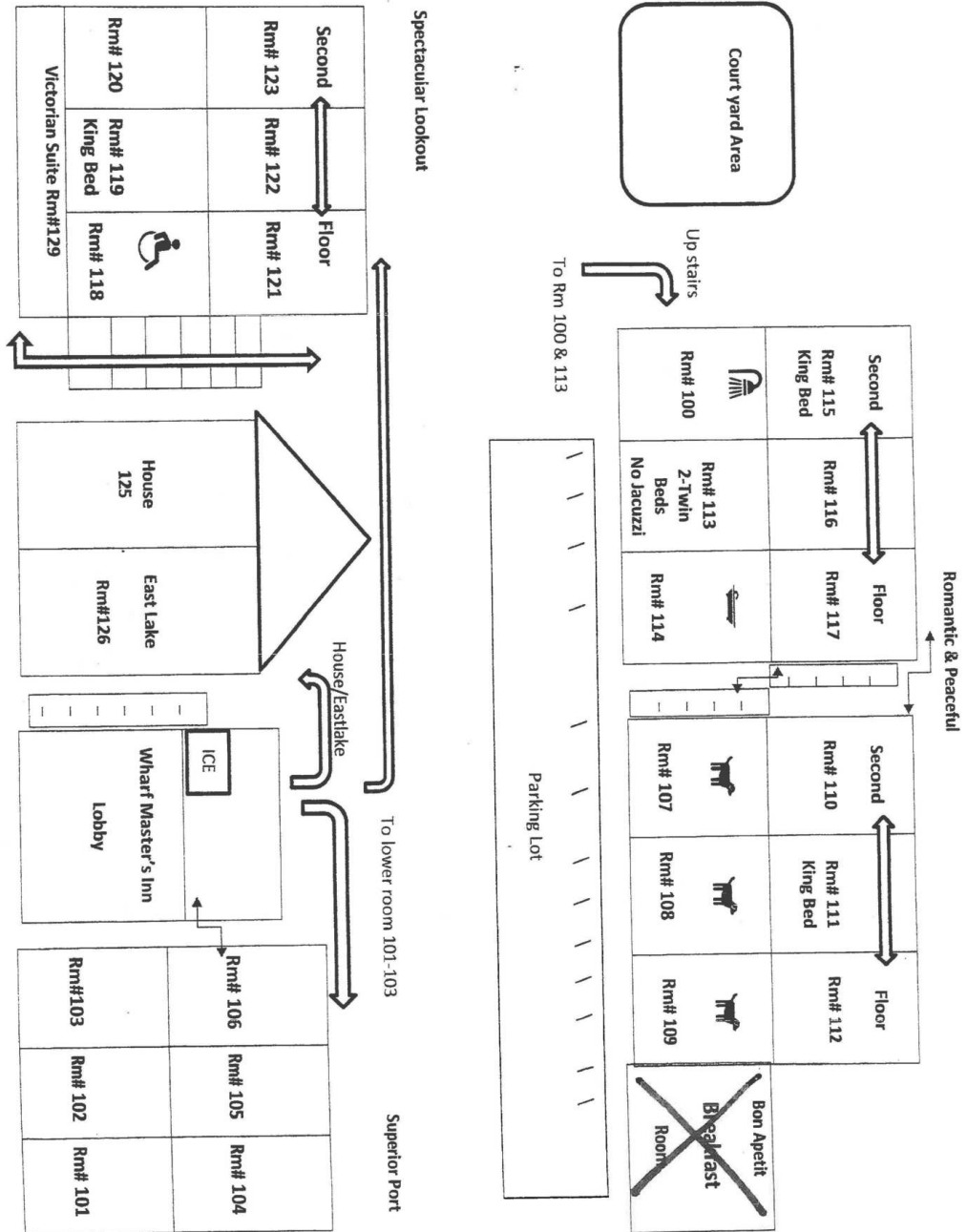


2021 Unit Types And Rates

2021 Wharf Master's Inn Room Rates (Subject to Change)

<i>Spectacular LOOKOUT</i>	Sunday-Thursday	Including Tax	Friday-Saturday	Including Tax
120, 121, 122, 123 (Full Ocean View) Queen	\$179.00	\$212.27	\$209.00	\$246.17
119 (Full Ocean View) King	\$189.00	\$223.57	\$219.00	\$257.47
<i>Spectacular LOOKOUT (ADA Accessible)</i>				
118 (Full Ocean View) Queen	\$179.00	\$212.27	\$209.00	\$246.17
<i>Superior PORT</i>				
104, 105, 106 (Partial Ocean View) Queen	\$159.00	\$189.67	\$189.00	\$223.57
101, 102, 103 (Partial Ocean View) Queen	\$159.00	\$189.67	\$189.00	\$223.57
<i>Romantic & Peaceful SERENITY</i>				
110, 112 (Ocean View Over Rooftops) Queen	\$149.00	\$178.37	\$179.00	\$212.27
111 (Ocean View Over Rooftops) King	\$159.00	\$189.67	\$189.00	\$223.57
<i>Romantic & Peaceful CYPRESS</i>				
116, 117 (Ocean View Over Rooftops) Queen	\$149.00	\$178.37	\$179.00	\$212.27
115 (Ocean View Over Rooftops) King	\$159.00	\$189.67	\$189.00	\$223.57
<i>Courtyard View SERENITY (Pet Friendly - \$25 per dog/two max/30 lbs or under)</i>				
107, 108, 109 (Courtyard View) Queen	\$149.00	\$178.37	\$179.00	\$212.27
<i>Cypress Twins CYPRESS (Has Adjoining Door with Courtyard Queen #114)</i>				
113 (Courtyard View) Two (2) Twins	\$149.00	\$178.37	\$179.00	\$212.27
<i>Courtyard Queen CYPRESS (Has Adjoining Door with Cypress Twins #113)</i>				
114 (Courtyard View) Tub Only Queen	\$149.00	\$178.37	\$179.00	\$212.27
<i>Standard Courtyard Room CYPRESS (Our most economical room available)</i>				
100 (Courtyard View) Shower Only Queen	\$149.00	\$178.37	\$179.00	\$212.27
<i>Victorian Suite LOWER LOOKOUT</i>				
129 (Full Ocean View with Private Deck)	\$209.00	\$246.17	\$269.00	\$313.97
Separate Bath w/Jacuzzi Tub & Shower and Sitting Room Queen				
<i>East Lake Suite WHARF MASTER'S HOUSE</i>				
126 (Full Ocean View via Balcony)	\$209.00	\$246.17	\$269.00	\$313.97
Separate Bath w/Jacuzzi Tub & Shower and Sitting Room Queen				
<i>The House WHARF MASTER'S HOUSE</i>				
125 (Full Ocean View via Balcony) (2 Bdrms.)	\$399.00	\$449.88	\$499.00	\$561.88
1 Bdrm. with (1) Queen /1 Bdrm. with (2) Queens Kitchen, Dining Room, Living Room, Gas Fireplace, Private Deck with BBQ and Patio Furniture, Shower Only				
Both - 125 & 126 (Adjoining Door) 6 Persons	\$449.00	\$505.88	\$549.00	\$617.88
NO CRIBS, NO ELEVATORS -AIR MATTRESS/3RD PERSON \$25 PER NIGHT. RATES EXCLUDE HOLIDAY PERIOD				

Site Plan



(NOT TO SCALE)