

For Sale | Business & Real Estate



Hoosier Hot Springs

516 Austin Street, Truth or Consequences, NM 87901



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| | |
|-----------------------------|------------|
| Sale Price | Unpriced |
| Number of Buildings | 2 |
| Total Square Footage | 5,528 ± SF |

- 29 acre feet of commercial hot mineral water rights
- Two (2) wells; 1 is inactive but could be put back into service
- Four (4) private soaking areas

Hoosier Hot Springs is located in the Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences - a 56 acre historic district that was listed on the National Register of Historic Places in 2005.

Hoosier Hot Springs has three lines of business:

- **Hot Springs** - renovated and reintroduced to the public in early 2024
- **Inn/Short Term Rentals** - 5 units (4 suites and 1 room) opening late September 2024
- **Residences/Long Term Rentals** - 7 units (4 one bedroom units and 3 studio apartments)

Building One

Year Built 1936-38

Building Size 2,992 ± SF

- 7 long-term rentals
 - Four (4) one-bedroom units, ranging from approx. 450-600 sq. ft
 - Three (3) studio apartments that are approx. 300 sq. ft. each
 - Six of the units have backyards that are plumbed for hot springs facilities
- 1 Inn suite
- Original 1937 bathhouse soaking area with private bathroom
- Original 1937 decommissioned spa area, which could be put in service as an additional soaking area
- Guest laundry room, coin-operated machines
- Mechanical room

Building Two

Year Built 1946-48

Building Size 1,268 ± SF

- 4 Inn units (3 suites and 1 room)
- 3 outdoor private hot springs soaking areas
- Office with laundry facilities and staff bathroom
- 1 hot springs public bathroom





Most of the property has been completely remodeled

Improvements include:

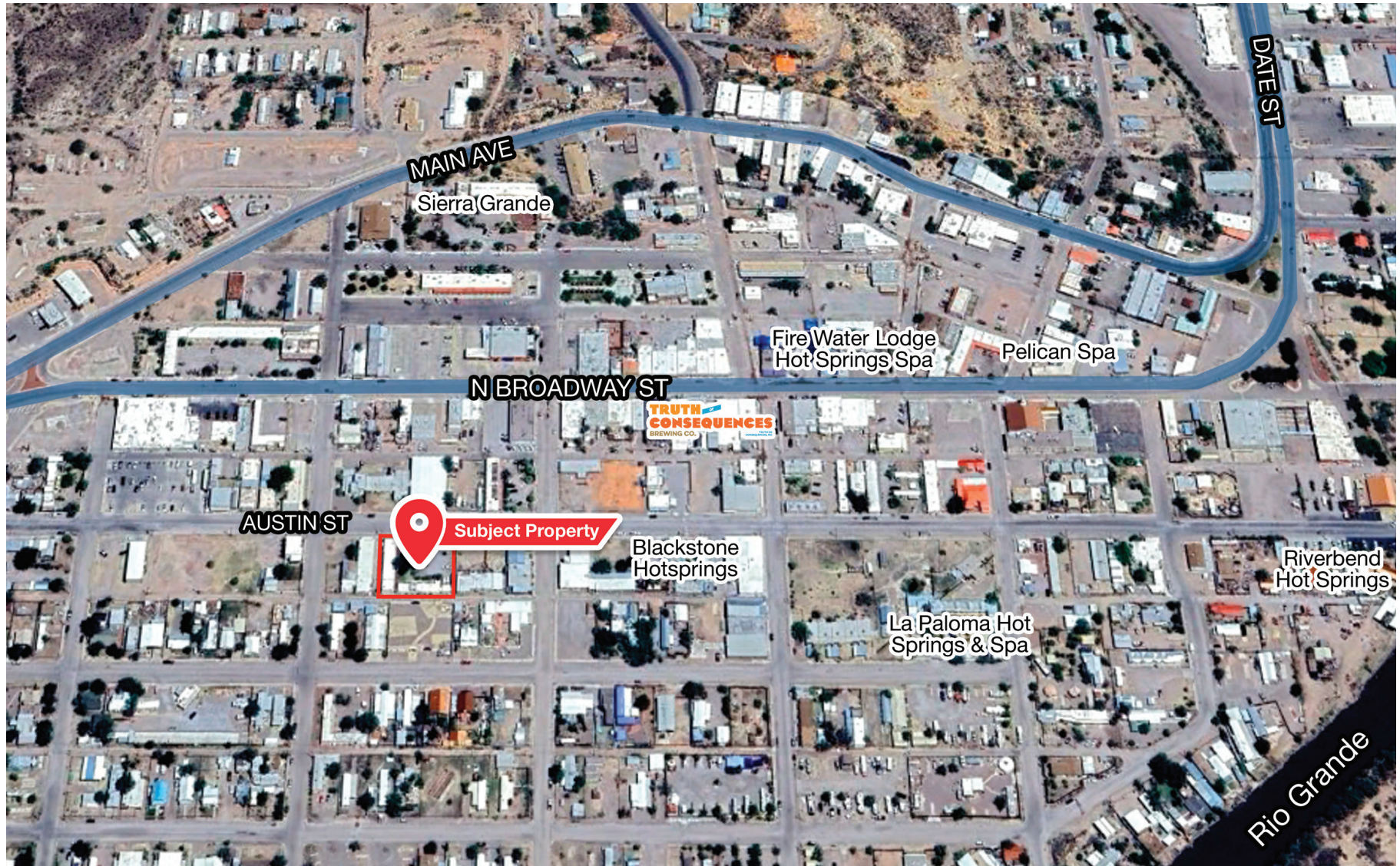
- **New mini-splits** in all units (2023)
- **Hot Springs:** 3 renovated outdoor soaking areas (2023 - 2024)
- **Building 1:** Office with laundry room, 1 renovated Inn suite (2024)
- **Building 2:** Office with laundry facilities, new construction 2nd floor balcony and portal, 6 apartments fully remodeled and converted to Inn units including complete replacement of plumbing & electrical systems, new windows and doors, upgraded insulation and soundproofing, building exterior painted (2024)
- **Exterior/landscaping:** Branded front wall and concrete pathways (2024), outdoor office (in-process), hardscaping and parking lot clean-up (in-process)

| INCOME | TOTALS |
|----------------------------------|------------|
| Hot Springs Total | \$ 206,111 |
| Apartments (LTR) Total | \$ 63,900 |
| Room & Suites (STR) | \$ 198,226 |
| Laundry Total | \$ 1,850 |
| Gross scheduled income (GSI) | \$ 470,087 |
| Less apartment vacancy at 3% GSI | \$ 1,917 |
| Gross Operating Income (GOI) | \$ 468,170 |
| OPERATING EXPENSES | |
| Insurance & Taxes | |
| Property Tax | \$ 5,283 |
| Property/Liability | \$ 14,160 |
| Workers Compensation | \$ 600 |
| Total Insurance & Taxes | \$ 20,043 |
| Repairs & Maintenance | |
| Repairs & Maintenance at 3% GSI | \$ 14,103 |
| Consumables | \$ 6,650 |
| Total Repairs & Maintenance | \$ 20,753 |

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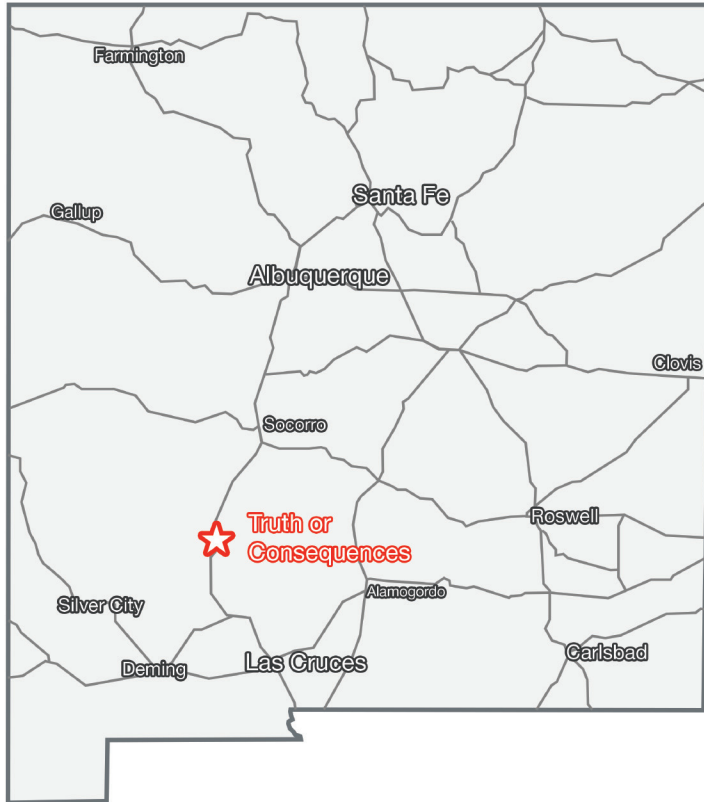
| | |
|--------------------------|------------|
| Total Admin & Other | \$ 17,110 |
| Total Utilities | \$ 16,380 |
| Total Labor | \$ 124,856 |
| TOTAL OPERATING EXPENSES | \$ 199,141 |
| NET OPERATING INCOME | \$ 269,029 |

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Truth or Consequences, NM

Truth or Consequences, often referred to as “T or C”, is a charming resort town located in the heart of Sierra County, approximately 150 miles south of Albuquerque and 75 miles north of Las Cruces. The city is a popular wellness tourism destination, known for its natural hot springs and tranquil desert setting.

Hot Springs and Wellness Retreats: Truth or Consequences offers a variety of historic and modern bathhouses and spas, where visitors can soak in mineral-rich waters for relaxation and therapeutic benefits.

Elephant Butte Lake State Park: Located just minutes away, Elephant Butte Lake is New Mexico’s largest reservoir, providing opportunities for boating, fishing, swimming, camping, and enjoying scenic waterfront views.

Historic Downtown and Arts Scene: The charming downtown area features unique shops, art galleries, and local eateries. It also hosts various community events and festivals, celebrating the town’s quirky history and artistic spirit.