For Sale | Business & Real Estate



Hoosier Hot Springs



Randy McMillan, CCIM, SIOR | randy@1stvalley.com | 575.640.7213 Bill Shattuck, CCIM, CBI | billshattuck@1stvalley.com | 575.546.1995



Listing Overview





View the business's website here:

https://www.hoosierhotsprings.com/

Sale Price	\$2,000,000.00
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

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)

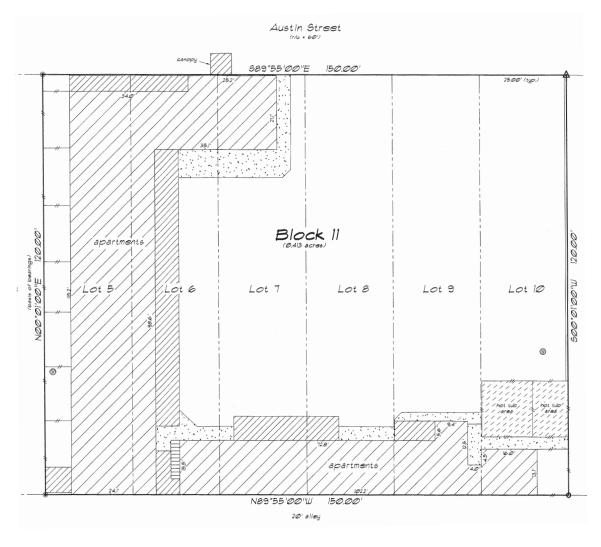


Survey & Exterior Photos











Hoosier Hot Springs

Building One

Year Built 1936-38

Building Size $2,992 \pm SF$

- 7 long-term rentals
 - o Four (4) one-bedroom units, ranging from approx. 450-600 sq. ft
 - o 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

 $1,268 \pm SF$

- 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









Hoosier Hot Springs













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)



Pro Forma

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



Pro Forma (Cont.)

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



Pro Forma Detail

Occupancy rate INCOME Hot springs 3 pools @ \$30'soak 1 pool @ \$40'soak Additional soaking slots Additional person charges Additional person charges Additional soaking slots Hot springs total Apartments (LTR) Apt 1 Apt 2 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottomwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) Cottomwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) Less apartment vacancy at 3% OSI Laundry total States (STR) total Corporating Expenses Insurance & taxes Property / Liability Vorkers Compensation Soo Total Insurance & taxes States (STR) Advertising States & Maintenance Repairs & Maintenance R	High 80% \$16,060 \$5,840 \$1,460 \$1,460 \$1,460 \$1400 \$24,960 \$12,55 \$172,5		December 24	January 25	February		April	May	June	July	August	September	October	November	100% occupancy Not	CO .		
Additional soaking slots	\$16,060 \$5,840 \$1,460 \$1,460 \$24,960 \$7725 \$725 \$650 \$800 \$925 \$4,450	ison	High	High	High	High	High	Shoulder	Low	Low	Low	Shoulder	Shoulder	Shoulder				
ot springs 3 pools @ \$30'soak 1 pool @ \$40'soak Additional person charges Additional sales Hot springs total Partments (LTR) Apt 1 Apt 1 Apt 2 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total ooms & Suttles (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Oniginal 1937 Office (Queen suite) Rooms & Suttles (STR) Toss scheduled income (GSI) Sess apartment vacancy at 3% GSI Sumity coin-op Laundry total Sustrace & taxes Property Tax Perparting income (GOI) PERATING EXPENSES Surrance & taxes Property / Liability Workers Compensation Soon Total Insurance & taxes Property / Lability State Property I Lability State Property I Lability State Soon Total Insurance & taxes Soon Total Insurance & taxes Soon Total Repairs & maintenance Repairs & maintenance Repairs & Maintenance Advertising Software Subscriptions Software Subscri	\$5,840 \$1,460 \$1,460 \$140 \$24,960 \$625 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450	cupancy rate	80%	90%	90%	90%	80%	60%	20%	15%	15%	25%	40%	60%	Hot :	springs and Inn co	ombined	
3 pools @ \$40/soak 1 pool @ \$40/soak Additional person charges Additional sales Hot springs total Partments (LTR) Apt 1 Apt 1 Apt 2 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total Source (Manager quarters) 15 16 Contonwood (King room) Original 1937 office (Queen suite) Rooms & Suites (STR) total Suites	\$5,840 \$1,460 \$1,460 \$140 \$24,960 \$625 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450	OME																
1 pool	\$5,840 \$1,460 \$1,460 \$140 \$24,960 \$625 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450														Pre-	tax sales		
1 pool	\$5,840 \$1,460 \$1,460 \$140 \$24,960 \$625 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450	-19-	\$16,060	\$18,068	\$18,068	\$18,068	\$16,060	\$12,045	\$4,015	\$3,011	\$3,011	\$5,019	\$8,030	\$12,045		oaking slots/day (9am-9nm)	
Additional soaking slots Additional person charges Additional person charges Hot springs total Apartments (LTR) Apt 1 Apt 2 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total Rooms & Suttes (STR) Desert Willow (Full room) Paims (Queen suite with balcomy) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suttes (STR) total Rooms & Suttes (STR) Desert Willow (Full room) Paims (Queen suite with balcomy) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suttes (STR) total Rooms & Suttes (STR) Rooms & S	\$1,460 \$1,460 \$140 \$24,960 \$825 \$725 \$725 \$650 \$600 \$9 \$925			\$6,570	\$6,570	\$6,570	\$5,840	\$4,380	\$1,460	\$1,095	\$1,095	\$1,825	\$2,920	\$4,380		aking slots/day (9		
Additional person charges	\$1,460 \$140 \$24,960 \$825 \$725 \$660 \$600 \$925 \$44,450								Φ1,400	φ1,055	φ1,055	Φ1,023						
Additional sales Hot springs total \$206,111 Apt 1 Apt 1	\$140 \$24,960 \$825 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450			\$1,643	\$1,643	\$1,643	\$1,460	\$1,095	****	8074	0074	0.450	\$730	\$1,095		to multiple-hour r	sservations	
Hot springs total	\$24,960 \$825 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450			\$1,643	\$1,643	\$1,643	\$1,460	\$1,095	\$365	\$274	\$274	\$456	\$730	\$1,095	\$1,825			
Apartments (LTR) Apt 1 Apt 2 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total S63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Cass spertment vacancy at 3% OSI S1,850 Gross scheduled income (GSI) Laundry coin-op Laundry coin-op Laundry coin-op Laundry coin-op Laundry coin-op Laundry coin-op Cars spertment vacancy at 3% OSI S1,850 Gross operating income (GOI) S468,170 S1,850 OPERATING EXPENSES Insurance & taxes Property / Lability S1,41,60 Workers Compensation S000 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & Maintenance Repairs & Maintenance Repairs & Maintenance S20,753 Admin & Other Advertising S1,500 Office Supplies & Postage S480 Software Subscriptions S3,000 Bank Fees \$1,1,40 Total Admin & Other S17,110 Utilities Electric \$10,320 Gas \$600 Carbage \$1,440 Telephone & Internet Water & Sewer \$2,244 Total Utilities Labor	\$825 \$725 \$725 \$650 \$600 \$0 \$925 \$4,450			\$158	\$158	\$1 58	\$140	\$105	\$35	\$26	\$26	\$44	\$70	\$105	\$175 Wate	er, towels		
Apt 1 Apt 2 Apt 3 Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total Repairs & Suites (STR) Desett Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Laundry coin-op Laundry total Stages Scheduled income (GSI) Laundry coin-op Laundry total Stages Scheduled income (GSI) Laundry coin-op Stages Scheduled income (GSI) Laundry total Stages Scheduled income (GSI) Stross operating income (GOI) S468,170 SOPERATING EXPENSES Insurance & taxes Property I Lability Vorkers Compensation S500 Total Insurance & taxes S20,043 Repairs & Maintenance Repairs & maintenance at 3% OSI Total Insurance & taxes S20,753 Admin & Other Advertising Advertising S1,500 Office Supplies & Postage S6650 Total Repairs & Maintenance S20,753 Admin & Other Advertising S1,500 Office Supplies & Postage S480 Software Subscriptions S3,000 Bank Fees S12,130 Total Admin & Other S17,110 Utilities Electric S10,320 Gas S6000 Garbage S1,440 Telephone & Internet S16,380	\$725 \$725 \$650 \$600 \$0 \$925 \$4,450		11 \$24,960	\$28,080	\$28,080	\$28,080	\$24,960	\$18,720	\$5,875	\$4,406	\$4,406	\$7,344	\$12,480	\$18,720	\$31,200			
Apt 2	\$725 \$725 \$650 \$600 \$0 \$925 \$4,450	artments (LTR)													Mon	thly rent		
Apt 3 4 5 6 (Manager quarters) 14 Apartments (LTR) total \$63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$1 Laundry coin-op Laundry total \$1,850 Gross scheduled income (GSI) \$470,087 \$1 Less apartment vacancy at 3% OSI \$1,917 Gross operating income (GOI) \$468,170 \$1 OPERATING EXPENSES Insurance & taxes Property tax \$5,283 Property I Jubility \$14,160 Workers Compensation \$600 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$400 Office Supplies & Postage \$4	\$725 \$650 \$600 \$0 \$925 \$4,450	Apt 1	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825 Rent	increase to ~\$82	5 scheduled for 12/1/24	
4 5 6 (Manager quarters) 14 Apartments & TR) total \$63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$1.850 Laundry coin-op Laundry total \$1,850 \$470,087 \$1.850 Laundry total \$1,850 \$470,087 \$1.850 \$470,087 \$1.850 \$1.917 \$1.850 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950 \$1.917 \$1.950	\$650 \$600 \$0 \$925 \$4,450	Apt 2	\$725	\$725	\$7.25	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$7.25			
5 6 (Manager quarters) 14 Apartments (LTR) total \$63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$1,850 \$1,917 \$1,850 \$1,850 \$1,917 \$1,850 \$1,917 \$1,850 \$1,917 \$	\$600 \$0 \$925 \$4,450	Apt 3	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725			
5 6 (Manager quarters) 14 Apartments (LTR) total \$63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Laundry total \$1,850 Stress scheduled income (GSI) \$470,087 Less apartment vacancy at 3% GSI \$1,917 Gross operating income (GOI) \$468,170 \$1 Stress scheduled income (GOI) \$468,170 \$1 Less apartment vacancy at 3% GSI \$1,917 Gross operating income (GOI) \$468,170 \$1 Stress operating income (G	\$600 \$0 \$925 \$4,450	4	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$725	\$725 This	unit is HUD contr	act and rent increase to ~\$725 sche	duled for renewal on 11/
6 (Manager quarters) 14 Apartments @ LTR) total \$63,900 Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottorwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$ Laundry coin-op Laundry total \$1,850 Gross scheduled income (GSI) Less apartment vacancy at 3% GSI \$1,917 Gross operating income (GOI) \$468,170 \$ OPERATING EXPENSES Insurance & taxes Property I Jability \$14,160 Workers Compensation \$800 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & Maintenance 30% GSI \$1,4103 Consumbles \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$400 Office Supplies & Postage \$400 God Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380	\$0 \$925 \$4,450	5		\$600	\$600	\$600	\$600	\$600	\$825	\$825	\$825	\$825	\$825	\$825			act and rent increase to ~\$825 sche	
14	\$925 \$4,450	0		\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$925	unit is those conti	act and term moreuse to \$625 Sent	adicator renewar on ar
Apartments (LTR) total \$63,900	\$4,450														*****	increase to COC	5bd dd 6 42/4/24	
Rooms & Suites (STR) Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$1,850 \$1,917 \$1,850 \$1,917 \$1,91				\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925		. mcrease to ~\$92	5 scheduled for 12/1/24	
Desert Willow (Full room) Palms (Queen suite with balcony) Mesquite (King suite) Cottonwood (King som) Original 1937 Office (Queen suite) Rooms & Suites (STR) total \$198,226 \$1.850 \$1			JU \$4,450	\$5,275	\$5,275	\$5,275	\$5,275	\$5,275	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,575	\$5,675			
Palms (Queen suite with balcony)																		
Mesquite (King suite)		Desert Willow (Full room)	\$3,528	\$3,969	\$3,969	\$3,969	\$3,528	\$2,646	\$882	\$662	\$662	\$1,103	\$1,764	\$2,646	\$4,410 \$145		Blackstone \$165-245	
Cottorwood (King room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Laundry total \$1,850 Gross scheduled income (GSI) \$470,087 Less apartment vacancy at 3% OSI \$1,917 Gross operating income (GOI) \$468,170 Stross operating income (GOI) \$468,170 OPERATING EXPENSES Insurance & taxes \$5,283 Property / Lability \$14,160 Workers Compensation \$500 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & maintenance at 3% OSI \$14,103 Consumables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Oarbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380 Labor	\$5,232	Palms (Queen suite with balcony)	\$5,232	\$5,886	\$5,886	\$5,886	\$5,232	\$3,924	\$1,308	\$981	\$981	\$1,635	\$2,616	\$3,924	\$6,540 \$215	i	Sierra Grande \$169-329	
Cottonwood (46ng room) Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Laundry total \$1,850 Less apartment vacancy at 3% OSI Gross scheduled income (GSI) Less apartment vacancy at 3% OSI St. 1,917 Gross operating income (GOI) S468,170 S470,087 S1,917 Gross operating income (GOI) S468,170 S1,917 OPERATING EXPENSES Insurance & taxes Property Lability S14,160 Workers Compensation \$5,283 Property Lability S14,160 Workers Compensation \$600 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & maintenance Repairs & maintenance S20,753 Admin & Other Advertising S1,500 Office Supplies & Postage S480 Software Subscriptions S3,000 Bank Fees S12,130 Total Admin & Other S17,110 Utilities Electric Gas S600 Garbage S1,440 Telephone & Internet S1,763	\$5,232	Mesquite (King suite)	\$5,232	\$5,886	\$5,886	\$5,886	\$5,232	\$3,924	\$1,308	\$981	\$981	\$1,635	\$2,616	\$3,924	\$6,540 \$215	5	Riverbend \$11 4-403	
Original 1937 Office (Queen suite) Rooms & Suites (STR) total Laundry coin-op Laundry total S1,850 Gross scheduled income (GSI) Less apartment vacancy at 3% OSI S1,917 Gross operating income (GOI) Property tax Property (Lability Property (Lability Property (Lability Vorkers Compensation Total Insurance & taxes Repairs & Maintenance Repairs & Maintenance Repairs & Maintenance S20,753 Admin & Other Advertising S1,100 Office Supplies & Postage Software Subscriptions S3,000 Sank Fees S12,130 Total Admin & Other Utilities Electric S10,320 Gas S600 Garbage S1,440 Telephone & Internet S10,380 Labor	\$5,232			\$5,886	\$5,886	\$5,886	\$5,232	\$3,924	\$1,308	\$981	\$981	\$1,635	\$2,616	\$3,924	\$6,540 \$215		Representative Airbnbs ~\$200 no	soaking
Rooms & Suites (STR) total \$198,226 \$1	\$4,623			\$5,201	\$5,201	\$5,201	\$4,623	\$3,468	\$1,156	\$867	\$867	\$1,445	\$2,312	\$3,468	\$5,779 \$190			
Laundry coin-op Laundry total \$1,850 Gross scheduled income (GSI) \$470,087 \$1 Less apartment vacancy at 3% GSI \$1,977 Gross operating income (GOI) \$468,170 \$1 Property Lax \$5,283 Property fax \$5,283 Property / Lability \$14,180 Workers Compensation \$500 Total Insurance & taxes \$20,043 Repairs & Maintenance Repairs & Maintenance at 3% GSI \$14,103 Consumables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$500 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380	\$23,847			\$26,828	\$26,828	\$26.828	\$23,847	\$17,885	\$5,962	\$4,471	\$4,471	\$7,452	\$11,923	\$17,885	\$29,808			
Laundry total \$1,850	\$175			\$20,020	\$200	\$200	\$175	\$17,003	\$125	\$125	\$125	\$125	\$11,523	\$125		op for residents :	nd allecte	
Street																op for residents	and guesis	
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 \$5000 Total Insurance & taxes \$20,043 Repairs & Maintenance \$20,043 Repairs & Maintenance at 3% GSI \$14,103 Consumables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380	\$175	Lauridly total	au \$175	\$200	\$200	\$200	\$175	\$150	\$125	\$125	\$125	\$125	\$125	\$125	\$200			
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 \$5000 Total Insurance & taxes \$20,043 Repairs & Maintenance \$20,043 Repairs & Maintenance at 3% GSI \$14,103 Consumables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380	A:				4	Ar	45		44		4	AC	40		A			
State	\$53,432			\$60,383	\$60,383	\$60,383	\$54,257	\$42,030	\$17,462	\$14,503	\$14,503	\$20,421	\$30,028	\$42,305	\$66,883			
OPERATING EXPENSES Insurance & taxes Property tax \$5,283 Property / Lability \$14,160 Workers Compensation \$600 Total Insurance & taxes \$20,043 Repairs & Maintenance \$20,043 Repairs & Maintenance \$14,103 Consurables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380 Labor	\$134			\$158	\$158	\$158	\$158	\$158	\$165	\$165	\$165	\$165	\$165	\$167	\$170			
OPERATING EXPENSES Insurance & taxes Property tax \$5,283 Property / Lability \$14,160 Workers Compensation \$600 Total Insurance & taxes \$20,043 Repairs & Maintenance \$20,043 Repairs & Maintenance \$14,103 Consurables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,244 Total Utilities \$16,380 Labor	\$53,298	ss operating income (GOI)	70 \$53,298	\$60,224	\$60,224	\$60,224	\$54,098	\$41,872	\$17,297	\$14,338	\$14,338	\$20,256	\$29,863	\$42,138	\$66,713			
Repairs & Maintenance Repairs & Maintenance at 3% GSI \$14,103 Consumables \$8,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Itilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,844 Total Utilities \$16,380		Property / Liability Workers Compensation	60															
Repairs & maintenance at 3% GSI \$14,103		Total misul director taxes																
Repairs & maintenance at 3% OSI \$14,103		pairs & Maintenance																
Consumables \$6,650 Total Repairs & Maintenance \$20,753 Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Oas \$600 Garbage \$1,440 Tetephone & Internet \$1,76 Water & Sewer \$2,844 Total Utilities \$16,380		Repairs & maintenance at 3% GSI	03															
Total Repairs & Maintenance \$20,753 Admin & Other	\$800		50 \$800	\$900	\$900	\$900	\$800	\$600	\$200	\$150	\$150	\$250	\$400	\$600	\$1,000			
Admin & Other Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Utilities Electric \$10,320 Gas \$800 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,844 Total Utilities \$16,380	\$800			\$900	\$900	\$900	\$800	\$600	\$200	\$150	\$150	\$250	\$400	\$600	\$1,000			
Advertising \$1,500 Office Supplies & Postage \$480 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Itilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Sewer \$2,844 Total Utilities \$16,380	\$000	Total (Vepall's & Malificatatice	33 \$000	\$300	1500	4500	1000	\$000	\$2.00	\$130	\$ 130	\$230	\$400	\$000	\$1,000			
Advertising \$1,500 Office Supplies & Postage \$460 Software Subscriptions \$3,000 Bank Fees \$12,130 Total Admin & Other \$17,110 Itilities Electric \$10,320 Gas \$600 Garbage \$1,440 Telephone & Internet \$1,176 Water & Seweer \$2,844 Total Utilities \$16,380 Abbor		nin 9 Other																
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Hot springs / reception / MOD		Hot springs / reception / MOD	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159	\$6,159 \$16	6.88 84	\$15/hour + overhead is \$16.88/ho	ur
Hot springs & housekeeping support	\$6,159	Hot springs & housekeeping support	\$4,928	\$5,543	\$5,543	\$5,543	\$4,928	\$3,696						\$3,696	\$6,159 \$16	6.88 84	\$15/hour + overhead is \$16.88/ho	ur
			\$2,053	\$2,310	\$2,310	\$2,310	\$2,053	\$1,540	\$513	\$385	\$385	\$642	\$1,027	\$1,540	\$2,566 \$16		\$15/hour + overhead is \$16.88/ho	
. 2	\$4,928			\$14,013	\$14,013	\$14,013	\$13,140	\$11,395	\$6,673	\$6,544	\$6,544	\$6,801	\$7,186	\$11,395	\$14,885			
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OTAL OPERATING EXPENSES \$199,141	\$4,928	TAL OPERATING EXPENSES	41															
¥100,171	\$4,928 \$2,053	E E E E E E E E E E E E E E E E E E E	-															
NET OPERATING INCOME \$269,029	\$4,928 \$2,053		20															

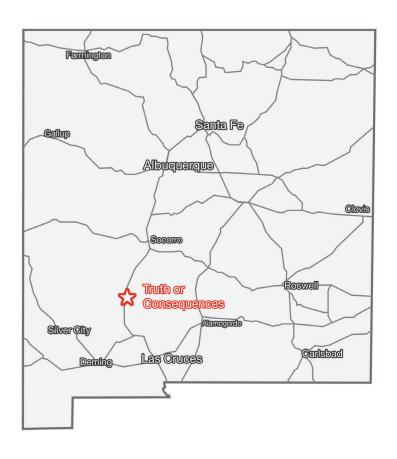


Location Overview





Location Overview



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.