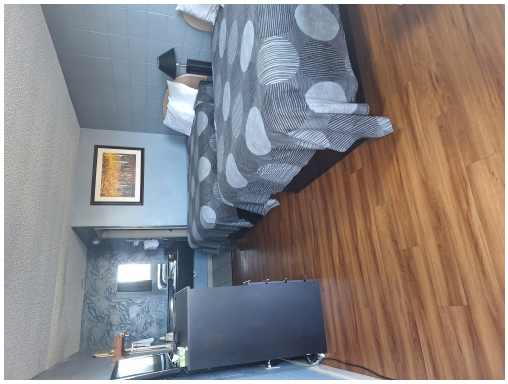
Property Details

CONTROL:	Exclusive	VALUE:	$1,395,000
		LOAN:	$350,000
		EQUITY:	$1,045,000

TITLE:	Workforce Housing Hotel Nat. Flag - High Upside in Grrowing Red State
TYPE:	Hotel/Motel
HAVE:	Workforce Housing Hotel Branson MO. 45 rooms. Can Add: other props to get 200 rooms. Great upside revenue if better mktg to GCs & subs. Built 1980. Metal roof-good shape. Owner motivated-do creative deals. Willing to exchange almost anywhere in the USA.
WEBSITE URL:	https://www.youtube.com/watch?v=QhDrBvQEzLU
ADDRESS:	325 Gretna Rd, Branson, MO 65616, Branson, Missouri
BENEFITS TO NEW OWNER:	1. Highly motivated seller that will consider creative dals. 2. High revenue upside if buyer markets to GCs and subs in the market. 3. Building in good shape and passed inspections till Oct 2027.

GROSS SCHEDULED INCOME:	$305,186 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$160,437
NOI:	$144,749
DEBT SERVICE:	$0
CASH FLOW:	$144,749
CAP RATE:	10.38%



BENEFITS SOUGHT:	Owner wants to move to another opportunity.
MOTIVATION:	Seller has owned for over 10 years. He is motivated to move on to another property , maybe one that he can manage.
CAN ADD:	Other similar hotel properties in Branson to increase to approx 200 rooms.
REMARKS:	This is a opportunity to buy a value add property and gain substantial cash flow in a growing market.

OWNER:

COUNSELOR:	Kurt Lord	Phone: 314-862-5566
	11477 Olde Cabin Rd., Ste 310	Cell: 314-960-5258
	St. Louis, Missouri, 63141	Email: klord@lordpartners.com