

Property Details

CONTROL: Exclusive VALUE: \$1,000,000
LOAN: \$0
EQUITY: \$1,000,000

TITLE: Motivated Exchanger-Hotel Sale-Seller Financing Available-3rd Largest Tourist MSA in State

TYPE: Hotel/Motel

HAVE: Exchanger just purchased tourist hotel in Branson, MO. Property had to stop operations: previous owner got into legal trouble (on other matter). Exchanger wants to flip. 70 rooms-Pool-Breakfast Room-Had Excellent rating on Trip Advisor. Value Add Priced!

WEBSITE URL: <https://www.whisperinghillsbranson.com/>

ADDRESS: 2346 Shepherd of the Hills Expressway, Branson, Missouri

BENEFITS TO NEW OWNER: Value priced. Possibility of Seller financing. Enough rooms to support full staff. Excellent location in great tourist market. Reviews when operating were high. With some TLC this can be a cash flowing prroperty.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: 0.00%



BENEFITS SOUGHT: Seller recently bought from bank. Wants to flip. Seller is a long time and experienced exchanger who likes trades and creative deals.

MOTIVATION: Seller wants to make a deal on the properety.

REMARKS: Built in 1992. 2025 Real Estate taxes \$16,900. 2 acres. Lot size: 200X502.5. Living Area in Building, Sprinkler, Water Heater-Electric, Smoke Detectors, Sign-Pole, Reception Area, Pool-Outdoor, Pool-In Ground, Outside Storage, Laundry Facilities

OWNER:

COUNSELOR: Kurt Lord
11477 Olde Cabin Rd., Ste 310
St. Louis, Missouri, 63141

Phone: 314-862-5566
Cell: 314-960-5258
Email: klord@lordpartners.com