

A photograph of a rustic, single-story wooden building that serves as a resort store. The building has a weathered appearance with horizontal wooden siding. Large, dark green letters spell out 'STORE' across the upper front facade. To the right, a tall, narrow signpost features the word 'TOM'S' vertically. The storefront consists of several large glass windows and doors. A prominent white sign with black text in the rightmost window reads 'WINTER HOURS OPEN THURSDAY THRU MONDAY CLOSED TUESDAY & WEDNESDAY'. Other visible signs include '100 YEARS OF REEL FUN!' on the left, 'SINCE 1917' above a window, and 'MARKET LODGING' on the right. An American flag is positioned in front of the building. The scene is set against a clear blue sky with some trees visible in the background.

# Tom's Place Resort – Offering Memorandum

Key investment details and resort overview presented

# Executive Summary



# Overview of Tom's Place Resort

## **Historic Hospitality Legacy**

Over 103 years of continuous operation mark Tom's Place Resort as a longstanding hospitality institution in Mono County.

## **Diversified Revenue Streams**

The resort features lodging, restaurant, bar, general store, and staff housing providing multiple income sources.

## **Strategic Location and Exposure**

Located on U.S. Highway 395, the resort benefits from high daily traffic and access to major destinations.

## **Investment Opportunity**

Tom's Place offers a resilient business with a rare federal land permit and strong brand presence for investors.

# Property Overview & Legacy





# Historical Evolution

## **Century of Service**

Tom's Place Resort has served travelers for over 100 years, evolving from a utility waypoint to a premier mountain resort.

## **Operational Continuity**

Rare ownership changes have ensured consistent management, strong community ties, and efficient operations.

## **Heritage and Modernization**

Recent owners modernized facilities while preserving the resort's authentic mountain character and historic charm.

## **Brand Loyalty and Culture**

Tradition, authenticity, and long-term staff foster guest loyalty and a consistent service culture.

# Location & Land Tenure





# Geographic Setting and Federal Permit Structure

## **Strategic Location**

Tom's Place Resort is located along U.S. Highway 395, a major route connecting key Eastern Sierra destinations.

## **Federal Land and Permit**

The resort operates on federally owned land under a U.S. Forest Service Commercial Resort Special Use Permit covering 7.75 acres.

## **Surrounding Protected Lands**

Tom's Place is surrounded by protected lands including state, county, and water authority properties, preventing competing developments.

## **Operational and Investment Benefits**

The permit structure offers clear guidelines and long-term rights, enhancing operational stability and investment potential.

# Resort Components & Improvements



# Public-Facing Facilities and Amenities

## Dining and Social Spaces

The café and restaurant act as central hubs, offering diverse meals and seasonal specialties to all guests and visitors.

## Full Bar Amenities

The full bar enhances the resort's social atmosphere and provides an additional revenue stream during peak seasons.

## General Store Convenience

The general store offers groceries, fishing supplies, and travel essentials, serving guests and travelers alike.

## Accessibility and Comfort

Multiple public restrooms and ADA-accessible facilities ensure guest comfort and compliance with accessibility standards.





# Lodging Inventory and Guest Accommodations

## **Diverse Lodging Options**

Tom's Place offers 12 cabins and a lodge with private and dorm-style rooms, serving varied guest needs.

## **Seasonal Operations**

Full lodging inventory operates in summer for high tourism, while winter focuses on select cabins for cold-season visitors.

## **Stable Revenue Source**

Lodging rates inclusive of tax support a reliable income, bolstered by repeat and family visitors.

## **Authentic Guest Experience**

Combining rustic charm with modern amenities, the accommodations meet Eastern Sierra visitor expectations.

# Supporting Infrastructure





# Operational Facilities and Staff Housing

## **Staff Housing Facilities**

Seven RV sites with full hookups provide essential staff housing for on-site workforce during peak seasons, ensuring operational support.

## **Manager Residence**

A double-wide mobile home serves as the manager's residence, enabling immediate oversight and after-hours availability for resort operations.

## **Maintenance Infrastructure**

Workshop and maintenance building with attached living quarters, plus a large garage, support efficient repair and storage needs.

## **Future Growth Potential**

Current facilities offer potential for income diversification and operational expansion with USFS approval, supporting resort growth.

# Operations & Staffing





# Workforce Structure and Guest Demographics

## **Seasonal Staffing Model**

The resort adjusts staffing from 6–8 off-season to 24–32 peak-season employees to meet demand efficiently.

## **Long-Term Employee Tenure**

Long-serving employees with over 20 years ensure service consistency and strengthen the resort's identity.

## **Diverse Guest Demographics**

Guests include repeat travelers from the U.S. and international visitors attracted to Sierra's natural beauty.

## **Reputation and Business Stability**

Strong word-of-mouth due to hospitality and reliability supports ongoing occupancy and revenue stability.



# Utilities & Infrastructure

The image shows four antique tools arranged vertically on a light gray background. From left to right: a long, straight knife with a weathered, light-colored blade and a dark handle; a curved blade knife with a dark, curved blade and a dark handle; and a small screwdriver with a red handle and a metal tip. The tools appear to be made of metal and wood, showing signs of age and use.

# Essential Systems Supporting Year-Round Operations

## **Water Supply and Storage**

A private well with quarterly testing and dual 3,000-gallon storage tanks ensure reliable potable water year-round.

## **Wastewater Management**

Three permitted septic systems and a maintained grease trap provide efficient wastewater treatment for the resort.

## **Power and Heating Systems**

Electric power from local utilities is supplemented by propane and kerosene heating systems for equipment and comfort.

## **Trash and Recycling Management**

Secured enclosures and local recycling programs ensure consistent and organized waste management throughout the year.

# Compliance, Accessibility & Safety



# Regulatory Standards and Environmental Responsibilities



## **Accessibility Compliance**

The resort features ADA ramps and restrooms to ensure equitable access for all guests.



## **Environmental Stewardship**

Operations include snow removal, waste management, and water handling aligned with environmental mandates.



## **Safety and Insurance**

Continuous safety protocols and active insurance maintain public welfare and reduce operational risks.

# Events, Tourism & Future Potential



# Event Programming and Regional Tourism Influence

## **Community Events Drive Tourism**

Annual events like car shows and mystery dinners attract locals and repeat visitors, increasing seasonal demand.

## **Strategic Location Advantage**

Location on Highway 395 exposes the resort to thousands of travelers daily, boosting walk-in and destination revenue.

## **Future Growth Opportunities**

Potential expansion includes lodging, events, retail, and staff housing, enhancing revenue and customer engagement.



# Offering Summary & Confidentiality



# Key Terms and Advisory Notes

## **Comprehensive Resort Offering**

Tom's Place Resort includes lodging, restaurant, bar, store, staff housing, and supporting facilities on 7.75 acres.

## **Financial and Legal Terms**

Asking price is \$1,800,000 with property on U.S. Forest Service land under a Special Use Permit.

## **Due Diligence and Verification**

Information is for informational purposes only; buyers should verify details independently via due diligence.

## **Confidentiality and Brokerage Support**

Brokerage support by Eastern Sierra Realty ensures guidance, data provision, and site visits; confidentiality is critical.