



# 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



# 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.

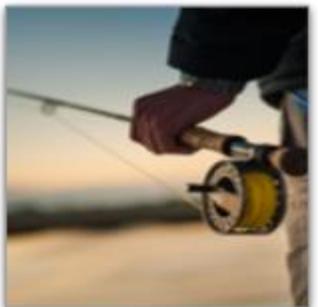
# Compliance, Accessibility & Safety

# Regulatory Standards and Environmental Responsibilities



## Accessibility Compliance

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



## Environmental Stewardship

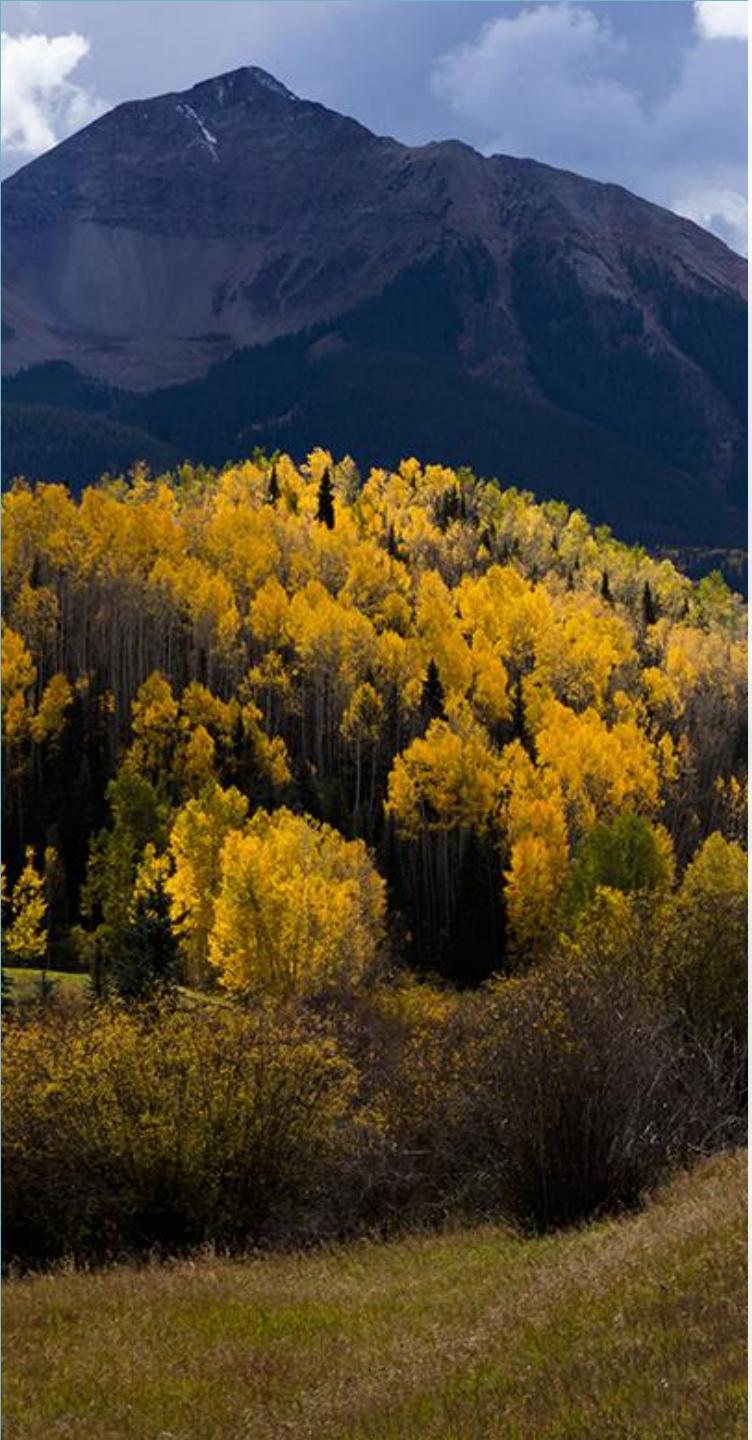
Operations include snow removal, waste management, and water handling aligned with environmental mandates.



## 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.

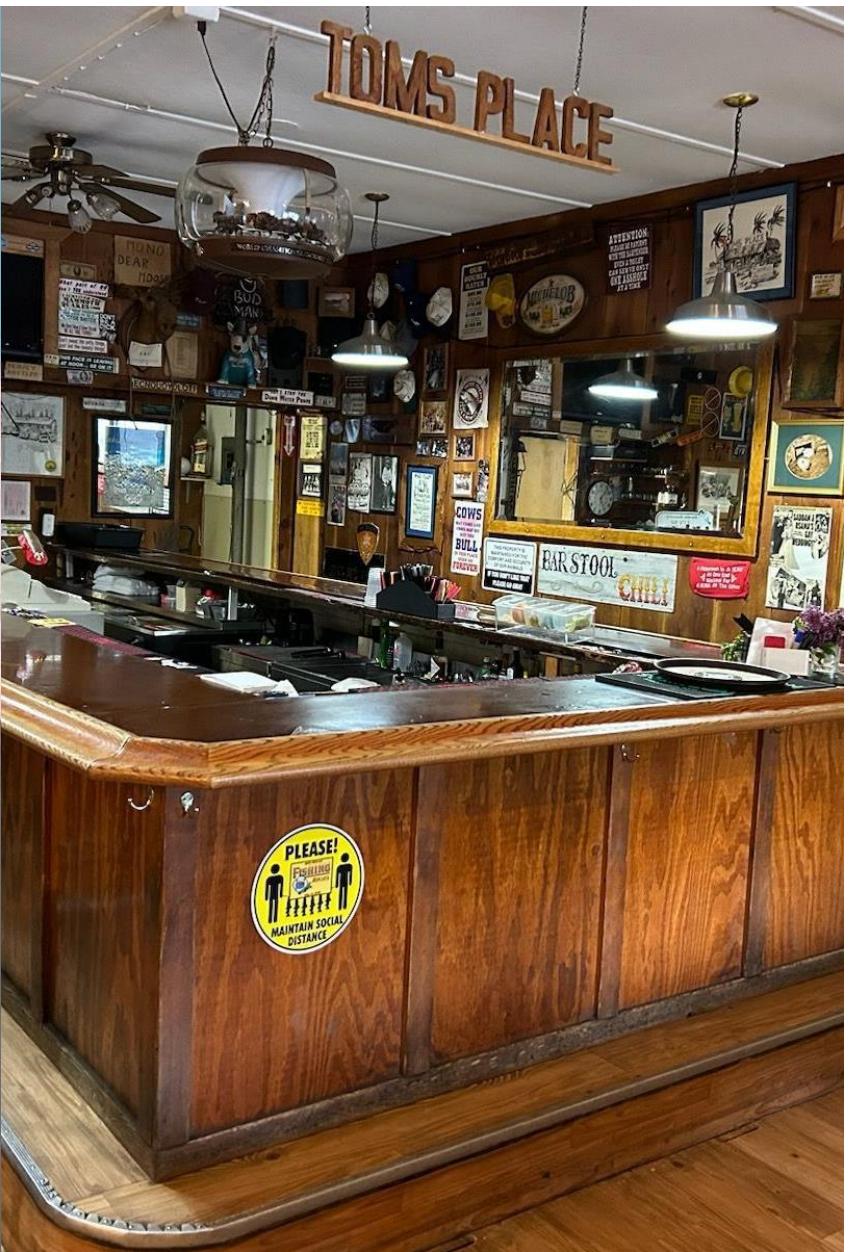
## Strategic Location Advantage

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.