

3B OFF ROAD *Adventure Park*

INVESTMENT HIGHLIGHTS

Structures



- Owners Living Quarters- 1 Bed, 2 bath, 1302 sqft.
- Shop/Campground store 1280 sqft.
- Outdoor Amphitheater/Stage for concerts/Events.
- On the Rocks Bar and Snack Shack 1536 sqft
- Bath House 990 sqft with Men's/Women's/Laundry



SxS, Slingshots, and RV's



- 2 RV Camper rentals. 1 sleeps 4. 2nd sleeps 9
- Full hookup pads for 19 RV's (includes water, septic, and electric.
- 7 Polaris Generals (leased)
- 3 Slingshots (leased)

10 MINT RIDGE RD,
EUREKA SPRINGS, AR



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CAP RATE INFO



- Cap Rate- 10.38%
- NOI- \$545,035
- Assets to Convey- \$213,500
- L1st Price - \$5,250,000.00



Property Features



- 147 Acres
- 50+ acres of rated 4x4 off road trails
- Value of \$213,500 in equipment conveys.
- 4 structures on site.
- Future bookings and events scheduled.
- Endless possibilities on Growth Potential-
Concerts, Alcohol Sales, Events, Rentals,
Adding Water Rentals

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