

Included in the sale:			
504 W 5 <sup>th</sup> Street property	Property		\$875,000
Furnishings/Décor/Linens	Business/Inventory		\$775,000
<ul style="list-style-type: none"> <li>King Sleep Number Beds/Antique bedframes/2 Antique dressers/Leather sofa/2 loveseats/chaise lounge/4 smart TVs/2 sets barstools/</li> <li>Luxury cotton towels, 2 sets of sheets per bed/extra pillows/spreads</li> <li>Serving dishes/glassware/table linens</li> <li>Kitchen table seating up to 12</li> <li>Porch and Patio furniture</li> </ul>			
Previous customer contact list			

#### 1 year owner mentorship

- Over 45 years in hospitality industry
- Member, Chamber of Commerce, Downtown Washington, City Tourism Commission
- Certified Specialist of Wine and Spirits

Name/1100 Facebook Followers/Website/Branding-“Hold Harmless” agreement

#### House Utility Features

- 2 washers/2 dryers
- 3 water heaters/reservoir tank to assure ample hot water supply
- Solar panels on garage
- Water softening system
- Individual climate control in all bedrooms
- 1<sup>st</sup> floor HVAC/2<sup>nd</sup> floor split units
- Basement tool room with sink and dog washing station

#### Other House Features

- Private Owner's Quarters with den and lanai access
- Extra large 2-car garage plus carport
- Off-street parking
- Quartz topped reception desk and kitchen counters
- Professional landscaping and watering system
- Mature koi pond
- State sanctioned historic renovation completed in 2018
- Heated tile floors in suites
- Soaking tubs in suites and main floor bath
- Original and acquired stained glass windows
- Historic millwork throughout
- Spacious screened lanai
- Custom mural on garage doors
- Designated library with built in bookshelves and coffee bar
- Basement owner's gym with elliptical machine and weight bench
- Cordless vacuums on all floors
- Holiday décor: 9ft Christmas tree, house garlands etc.

		Gross income	Expenses
2023	\$34,590.00	Advertising	\$6,017.00
weekends only		Insurance	\$5,998.00
119 booked nights		Cleaning	\$412.00

28% occupancy	Food	\$6,970.00
	Real Estate Tax	\$3,511.71
	Mortgage	\$23,052.00
	WashMO Tourism	\$853.86
	Sales Tax	\$2,862.02
	Utilities	\$3,990.66
	<b>TOTAL</b>	<b>\$53,667.25</b>

2024	\$16,754.29	Advertising	\$577.16
only open 6 months		Insurance	\$8,063.20
47 booked nights		Cleaning	\$120.05
6% occupancy		Food	\$5,732.34
		Real Estate Tax	\$3,836.14
		Mortgage	\$23,052.00
		WashMO Tourism	\$697.56
		Sales Tax	\$1,385.69
		Utilities	\$4,128.00
		<b>TOTAL</b>	<b>\$47,592.14</b>

Business has tremendous potential in that limited marketing generated the bookings. Many repeat guests, even multiple returns. All 5-star reviews on Trip Advisor, Google, Facebook, Yelp. Versatile property can be used as a vacation rental or traditional live-in B&B; venue for family gatherings and small weddings. Located in the Stafford-Olive Historic District and the Downtown Washington Entertainment District. Anticipated growth of Amtrak with River Runner and Lincoln Lines. World Cup in KC 2026.

Rooms:	10
Bedrooms:	5
Baths:	5.5
SqFt:	3529
Lot:	0.23 ac