

Included in the sale: \$875,000

| | | |
|---------------------------------------|--------------------|-----------|
| 504 W 5 th Street property | Property | \$775,000 |
| Furnishings/Décor/Linens | Business/Inventory | \$100,000 |

- King Sleep Number Beds/Antique bedframes/2 Antique dressers/Leather sofa/2 loveseats/chaise lounge/4 smart TVs/2 sets barstools/
- Luxury cotton towels, 2 sets of sheets per bed/extra pillows/spreads
- Serving dishes/glassware/table linens
- Kitchen table seating up to 12
- Porch and Patio furniture

Previous customer contact list

1 year owner mentorship

- Over 45 years in hospitality industry
- Member, Chamber of Commerce, Downtown Washing, 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
 1st floor HVAC/2nd 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 |
| | | TOTAL | \$53,667.25 |

| | | | |
|--------------------|-------------|-----------------|-------------|
| 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 |
| | | TOTAL | \$47,592.14 |

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.

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