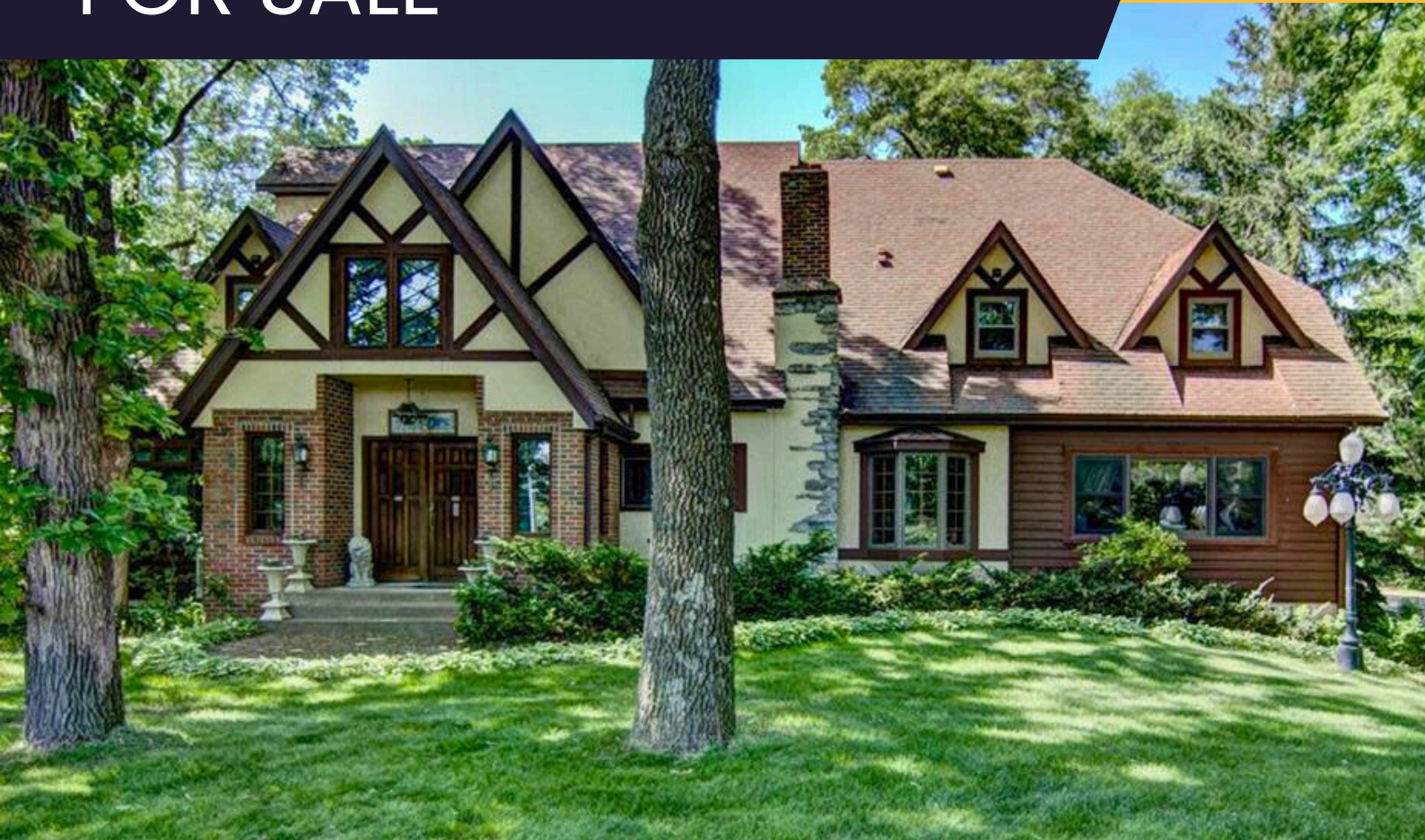




OTTER CREEK INN BED & BREAKFAST FOR SALE



2536 Hansen Lane Altoona, WI 54720

JUDI MALONE

Associate Broker

715.828.0493

judi@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

The Otter Creek Inn is a classic English Tudor-style B&B that has been in business for over 35 years. The Inn features 6 guest rooms, each with a private bath, gas fireplace, and jacuzzi tub. The rooms are tastefully decorated and offer every modern amenity.



In addition to the suites, the private owner's/staff quarters include 2 bedrooms, 1 bath, kitchen, and living space. The 1.02 acre lot has landscaped grounds, courtyard with gazebo, and majestic towering trees. Updated in 2018 and 2020, with a new roof, insulation, beds, mattresses, appliances, and hot water heater. Property features a heated 12+ car garage, 2 car maintenance garage, and guest parking.

Asking Price	\$799,000
Gross Revenue	\$244,800
Cash Flow	\$100,000
Furniture, Fixtures & Equipment	\$75,000, included in asking price
Inventory	\$5,000 estimate, not included in asking price
2023 Real Estate Taxes	\$9,368.01
Otter Creek Website	https://www.ottercreekinn.com

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PROPERTY FEATURES



SQUARE FEET

6,848



LOT SIZE

1.02 Acres



LODGING

6 Guest Rooms
2 Bed/1 Bath Owner's Quarters

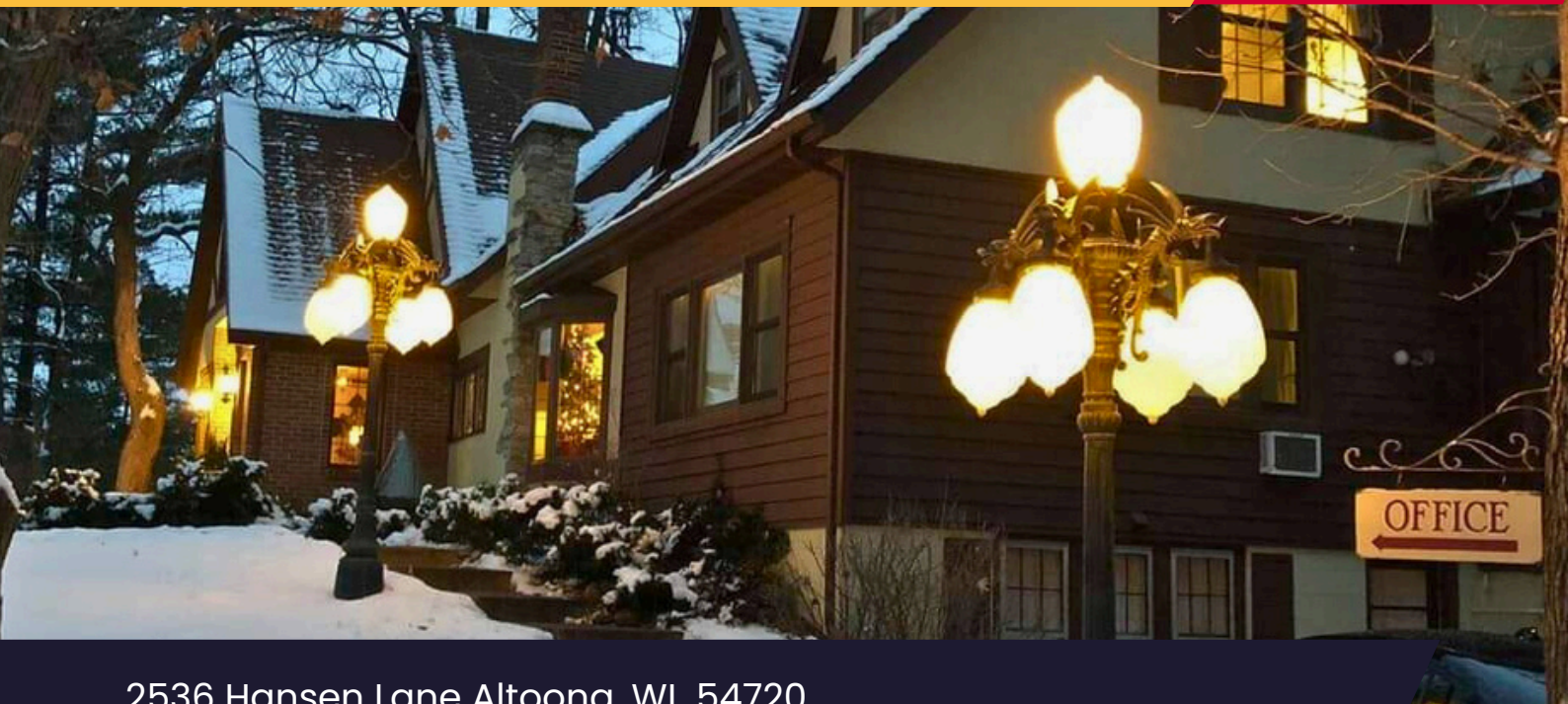


PARKING

34x64 12-Car Garage
10 Guest Spaces
6 Employee Spaces

The B&B has an occupancy rate of 72.6% with over \$244,000 in annual revenues and just over \$100,000 in net operating income. The property is being sold turnkey, with training. Effective marketing plan and staff already in place. New responsive website that features a state-of-the-art booking engine and retail shop. Extremely high guest ratings on multiple travel agency websites.

PROFITABLE BED & BREAKFAST WITH HIGH GUEST REVIEWS



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PHOTOS



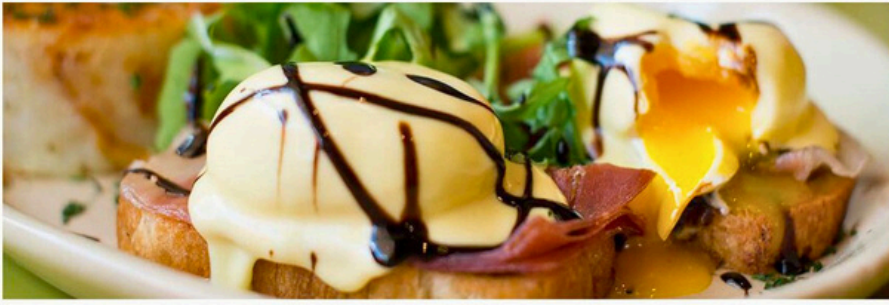
2536 Hansen Lane Altoona, WI 54720

PHOTOS



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AMENITIES



Benedict Your Way

Eggs & Meat your way Benedict style served with potatoes, side of Wisconsin cheese, and seasonal fruit



DELICIOUS BREAKFAST

Enjoy a hot breakfast with a reserved dining time from 7 to 10 AM daily in the dining room, breakfast nook, 2nd floor balcony, or delivered to your room



FREE WI-FI

All rooms are equipped with industry leading high speed Wi-Fi.



SPACIOUS ROOMS

All of our rooms have plenty of space and include a private jetted whirlpool tub.



HULU LIVE & WI-FI ENABLED SMART APPS

Each room is equipped with Hulu Live instead of traditional cable free of charge (no personal account needed). TV's have access to all streaming platforms as well (personal subscription required).



RECEPTION AT THE PIANO BAR

Complimentary beverages including beer, malternatives, seltzers, and soda until 6 PM.

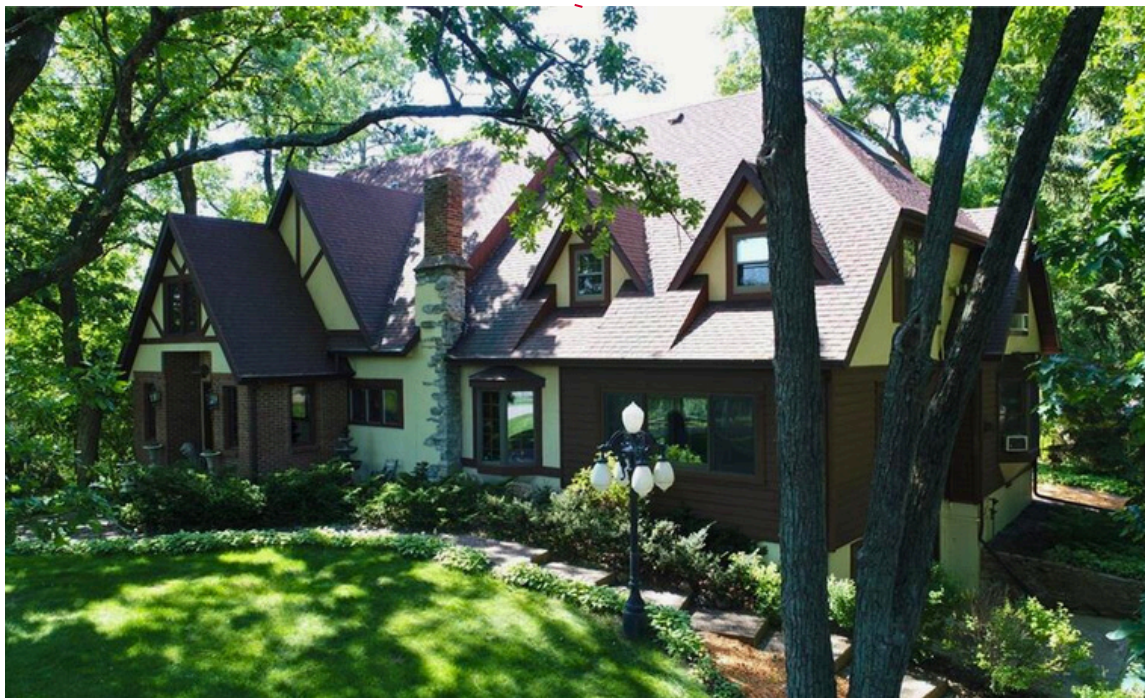
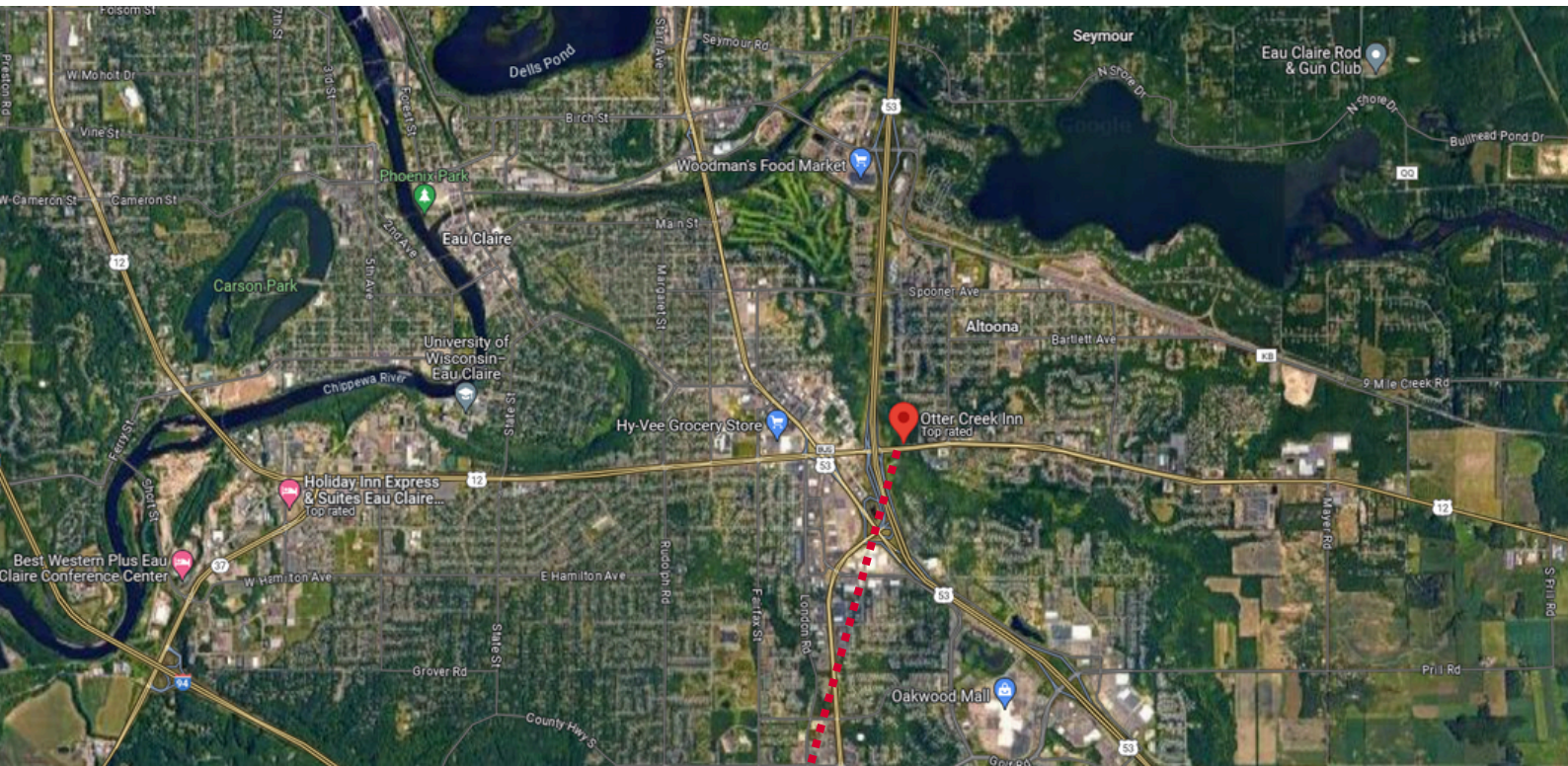


ADULT ONLY ENVIRONMENT

21 and over adult-only environment for a peaceful and relaxing stay.

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LOCATION HIGHLIGHTS



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100 Bridge Avenue East, PO Box 739, Delano, MN 55328
763-972-9077 | www.hscbrokers.com

DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 20,800

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	7,875	53,655	85,496
Median Age	38.9	33.7	35.4
College or Advanced Degree	75.7%	72.3%	70.9%
Median Household Income	\$69,912	\$59,814	\$61,991
Average Household Income	\$92,855	\$85,668	\$87,585
Owner Occupied	58%	55.2%	59.5%
Projected Population Growth 2022-2027	1.24%	.07%	.21%

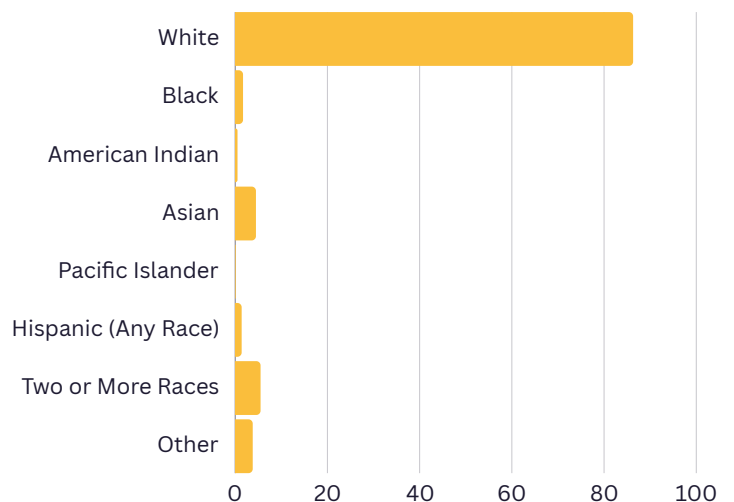


AREA BUSINESSES

WPS Health Insurance
Essential Massage
Altoona Family Restaurant
Karate America
Casey's Convenience Store
Draganettis Ristorante
Classic at Hillcrest Greens
Otter Creek Builders
Kwik Trip
Bijou Restaurant & Catering
Independant Flooring
Happy Hollow Tavern



2022 RACE AND ETHNICITY



2536 Hansen Lane Altoona, WI 54720

AGENCY DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Hospitality Services Corp.
Effective July 1, 2016

DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____
39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 _____ and _____ are

43 Agent's Name Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 See the reverse side for definitions and sex offender registry information.

51 _____

52 Customer Signature Date Customer Signature Date

53 Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad ®

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.