



SILVERTIP RESORT

MARIPOSA COUNTY, CA 93623

FOR SALE

Hotel Development Opportunity | Yosemite National Park





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Renderings of Schematic Designs used for Preliminary Entitlements

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The Opportunity

PKF Hospitality Group and Cushman & Wakefield of California, Inc., as exclusive advisors, are pleased to present this unique opportunity following a 15-year entitlement and permitting journey to acquire a fully-entitled, shovel-ready destination resort development located just 2 miles outside of Yosemite National Park. Situated at the Gateway to one of the world's most visited national destinations, the SilverTip Resort offers an unparalleled chance to deliver a best-in-class resort experience in a market defined by a limited supply, high barriers to entry, and exceptional demand.

After more than 15 years of highly contested entitlements, permits, and CEQA challenges, SilverTip Resort is now fully vested, with all county approvals and state and federal resource permits secured and significant land development work performed. This includes obtaining an open grading permit, performing required timber removal under completed timber harvest and conversion permits, investing nearly \$2 million to complete required improvements to State Highway 41 under an encroachment permit from California Department of Transportation ("Caltrans") including road widening to provide dedicated ingress/egress turn lanes for the Development. The owner also purchased all environmental mitigation credits required by the Army Corps of Engineers, California Department of Fish and Wildlife, and the California Regional Water Quality Control Board, and constructed nearly \$1 million in culverts, fill, and crossings to satisfy wetlands mitigation requirements. Civil engineering plans are completed, the wastewater processing plant is permitted, and approvals are in place to allow full design and construction documentation to commence immediately.

The SilverTip Resort is approved for a 167-key resort on over 44 acres of land that includes 140,000 square feet of hotel rooms and associated commercial uses (including conference and event spaces, food and beverage, spa, etc.) in the main hotel footprint plus an additional 54,000 square feet in 30 cabins distributed throughout the higher elevations of the resort site. The current entitlements provide for a maximum of 137 keys in the main hotel building on a defined footprint with height restrictions and elevations, but allow for maximum flexibility on room count and design and allocation of interior front and back of house programming. In addition, the exact location and design of the 30 cabins may be modified with County approval.

Surrounded by Yosemite's dramatic landscapes and year-round demand and visitor traffic, the SilverTip Resort is uniquely positioned to capture strong leisure demand from around the world, drive premium rates, and deliver a marquee hospitality asset. This is a rare opportunity to step directly into the design and delivery of a resort in an underserved and high demand market with extensive environmental and transportation improvements already completed eliminating significant development risk.

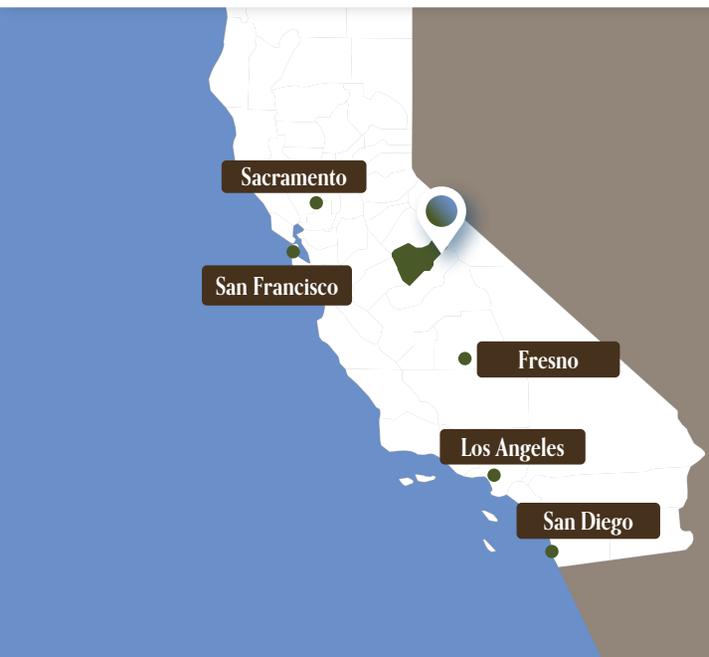
Summary Overview

Address	7733 Fishcamp Ln, Fish Camp, CA 93623
Property Description	Fully entitled hospitality resort development with vested approvals for 167 keys and wetlands mitigation and transportation improvements completed.
APNs	010-550-063, 010-550-064, 010-550-066
Land Size (AC)	44 AC

Location Maps

Located in the resort town of Fish Camp, Mariposa County, the site offers frontage on State Route 41, the primary southern access to Yosemite National Park and direct connection to Interstate 5 and State Route 99. Just two miles from the park's busiest entrance, which captures 35-40% of annual visitors, the SilverTip Resort provides unmatched visibility and access.

An agreement with YARTS has been formally executed, establishing an on-site stop adjacent to the mixed-use building and post office that provides direct service from Fresno and regional hubs straight into Yosemite National Park. As Yosemite's Visitor Access Plan expands public transit and limits car entry to ease congestion and manage rising day-use visitation, the site's connectivity provides a lasting logistical advantage and enhanced guest convenience.



Investment Highlights

SIGNIFICANTLY DE-RISKED DEVELOPMENT

Over \$3mm of improvements have been completed including all Caltrans Highway 41 improvements (road widening and dedicated turn lanes), timber clearance, and wetlands/environmental mitigation.

SUPPLY-CONSTRAINED HIGH BARRIERS TO ENTRY

Fully entitled after a rigorous 15-year process involving an EIR, CEQA challenge, and multiple appeals; no other resort hotel-zoned sites exist in the area.

MANAGEMENT & FLAG OPTIONALITY

Offered unencumbered, allowing the buyer to select their preferred brand, management, or franchise partner.

STRONG RETURNS POTENTIAL

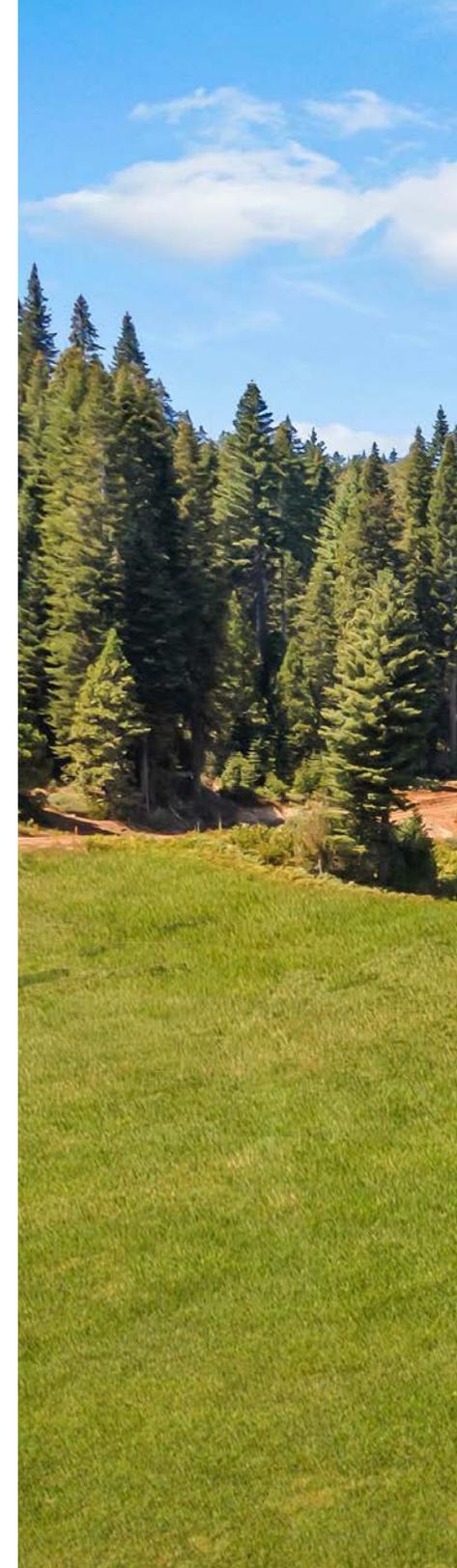
PKF projections of 61% stabilized occupancy at \$639 ADR in year 4 of operations, yielding EBITDA above \$11 MM after reserves.

MULTIPLE INCOME STREAMS

Capture recurring revenue from YARTS foot traffic and repurpose the post office into a coffee concept, establishing a premier park gateway.

FLEXIBLE ENTITLEMENTS / POSITIONING

Entitlements preserve optionality in key count, interior programming, and cabin placement.







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Entitlements Overview

The project has successfully secured all major agency approvals required for development, following a rigorous 15-year entitlement process. Key approvals include:

Property Type	Hospitality
Project Overview	A 137-room hotel with an additional 30 luxury cabins, a full-service F&B concept, outdoor pool, spa, event pavilion, meeting space, and extensive outdoor amenities complemented by a mixed-use building designed to support hotel back-of-house operations and provide employee housing. complemented by a mixed-use building designed to support hotel back-of-house operations and provide employee housing.
Permits	<ul style="list-style-type: none">• U.S. Army Corps of Engineers (Nationwide Permit)• California Department of Fish and Wildlife (Streambed Alteration Agreement)• California Regional Water Quality and Control Board (Clean Water Act Certification and Waste Discharge Requirements)• Caltrans (encroachment permit)• Cal Fire (Timberland Conversion Permit and Timber Harvest Plan).
Completed Improvements	<ul style="list-style-type: none">• Highway 41 widening improvements have been completed; the permit is being closed out.• CalFire permit work has been completed; permits are closed out.• Required mitigation credits are secured; wetlands improvements and crossings are being completed.

The recommended construction type is as post-tension concrete to achieve the four-story floor heights. Additional supporting documentation, including the PKF feasibility study and market analysis, will be made available in the data room.



View of SilverTip site looking east
toward the Sierra Mountains.



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