

FOR SALE



VALLEY CABINS INVESTMENT PROPERTY

2200th Street and US-69 Highway | Lacygne, KS



PROPERTY OVERVIEW

- 8.8 Acre property with room for expansion
- Plan to add RV spaces to rent for additional revenue
- All rental units were completely remodeled in 2022, also added a covered pavilion/picnic area
- 1 GB Fiber to the property, high speed WiFi is available throughout
- Adjacent to La Cygne Lake, a year round fishing lake.
- Asking Price: \$2,430,000 at 10% cap
- Guests include hunters, fishers, weddings, family reunions, seasonal workers, etc. This is the only rental property in the area. La Cygne lake is a power plant lake. The power plant has seasonal workers in and out all year round. The lake also hosts 2 fishing tournaments a year. And between October thru December, deer hunters from around the country descend on the area for hunting. You also have the Marais Des Cygne Wildlife Area a couple miles down 69 highway, which gets flooded every year for waterfowl hunting.



TODD WELTMER
tweltmer@Crossroads-KC.com
M (913) 558-3383 O (816) 448-8835

Crossroads Real Estate Group
O (816) 298-9998
6200 Mastin Street
Merriam, KS 66203



CROSSROADS
REAL ESTATE GROUP

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Lynn Valley

69

6720 VPD

SITE

69

LaCygnes Lake

Energy Power Plant

North

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OPERATING EXPENSES

ANNUALIZED GROSS REVENUE	\$	\$323,063.60
NET	\$	\$243,110.09

OPERATING EXPENSES

		/year
Electric	\$	\$16,827.13
Water	\$	\$2,611.98
Internet	\$	\$4,589.40
Taxes	\$	\$6,155.00
Insurance	\$	\$10,236.00
Cleaning Salaries	\$	\$22,136.00
Cleaning Supplies	\$	\$1,968.00
Trash	\$	\$2,760.00
Guesty Software	\$	\$9,000.00
Wifi Locks	\$	\$550.00
Repairs	\$	\$840.00
Lawncare	\$	\$2,280.00
Total Expenses	\$	\$79,953.54
CAP RATE		10%

CABIN UNIT FLOOR PLAN



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