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 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.

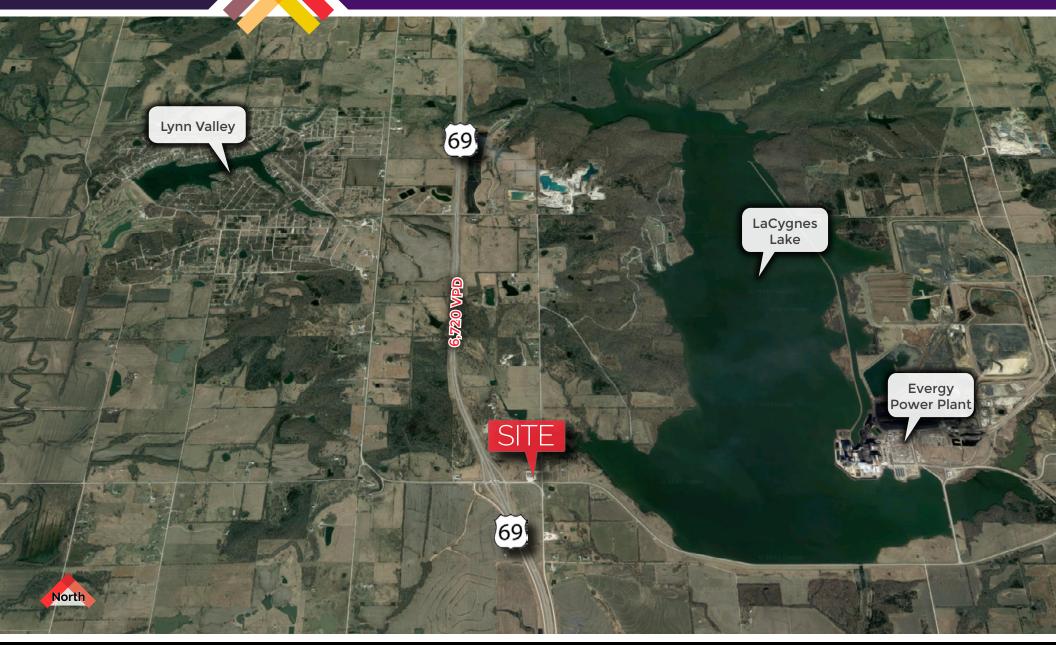






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OPERATING EXPENSES

| 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 Saleries | \$ | \$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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