

SALE BROCHURE

Ponderosa Lodge

1820 FALL RIVER RD

Estes Park, CO 80517

PRESENTED BY:

EDWARD RUPP

O: 952.820.1634

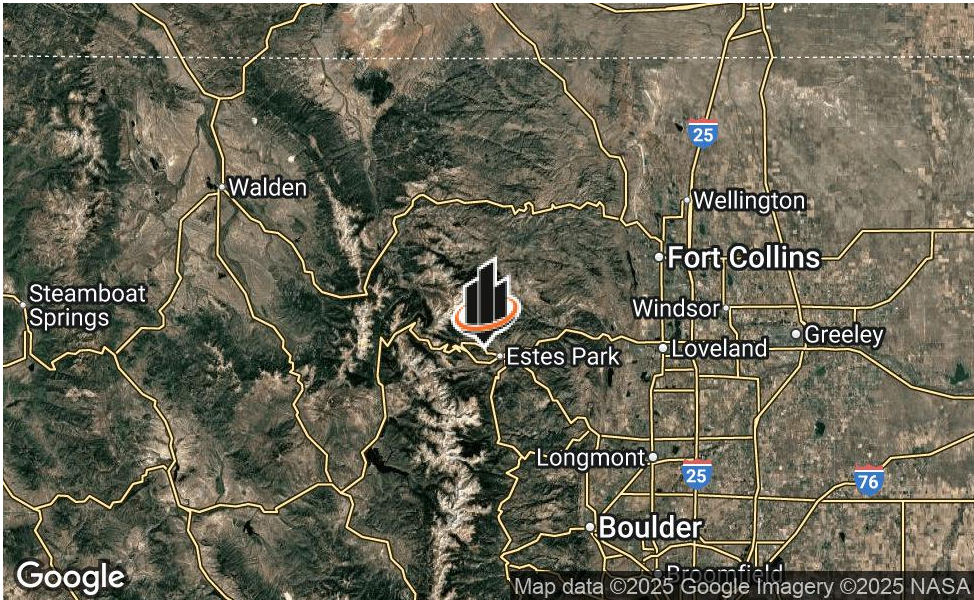
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MARK BATTLES

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable (Guide Pricing \$2,831,000)
CAP RATE (T12/PF):	8% / 8.8%
EBITDA (T12):	\$226,500
UNITS:	19
BUILT/RENOVATED:	1953/2025
PID:	3522405007
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	ponderosa-lodge.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of The Ponderosa Lodge, a charming lodge located in Estes Park, Colorado, at the gateway to Rocky Mountain National Park ("Property"). Originally established in the mid-1950s and rebuilt in 1982 after the historic Lawn Lake flood, The Ponderosa Lodge has remained a beloved lodging destination for decades. Nestled among towering ponderosa pines, the Property offers a relaxing mountain retreat with individually decorated accommodations, vibrant summer flowers, and the natural beauty of mountain breezes and wildlife viewing. The Property consists of 16 lodge units in the main building, 10 of which feature wood-burning fireplaces and 6 with convenient kitchenettes, as well as 3 private cabin-style accommodations. Each cabin is thoughtfully designed with a fireplace, full kitchen, and private hot tub, providing an elevated mountain getaway experience. Guests also enjoy a variety of amenities, including in-room coffee and tea service, BBQ areas, outdoor fire pits, 24/7 hot tub access, fishing, and complimentary WiFi.

With its long-standing history, strong recent reinvestment, and future development potential, The Ponderosa Lodge presents investors with a rare opportunity to acquire a stabilized, well-located mountain lodging property in one of Colorado's premier tourist destinations.

This Property is being offered as part of a 2-property portfolio with the Four Seasons Inn nearby in Estes Park.

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- **This Property is being offered as part of a 2-property portfolio with the 4 Seasons Inn nearby in Estes Park. 4 Seasons Inn is a 0.8 mile (2 minute drive) east along Fall River Road.**
- 8.0% Cap Rate (T12) / 8.8% Cap Rate (Pro Forma)
- Established lodge / hotel in Estes Park, Colorado, at the gateway to Rocky Mountain National Park
- 16 lodge units, including 10 with wood-burning fireplaces and 6 with kitchenettes
- 3 cabin-style accommodations, each with private hot tub, fireplace, and full kitchen
- Contactless check-in systems recently implemented
- Room for expansion: additional cabins, townhomes, or amenities. Zoning entitles an additional 20+ units. A pre-development plan was completed recently which was warmly received by the town of Estes Park.
- Prime development opportunity on a former employee housing site
- Over \$350,000 invested in capital improvements since acquisition, addressing all deferred maintenance and upgrades to the entire property.
- Recent upgrades include remodeled units, new metal roofing, electrical upgrades, new flooring, updated HVAC, and new mattresses
- Guest amenities include BBQ area, outdoor fire pits, 24/7 hot tub, in-room coffee/tea service, fishing, and complimentary WiFi
- Broker of Record: Michael A. Corbey with Realspace Commercial Real Estate, LLC (CO License: ER.040024487)

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



ESTES PARK, CO

The Property is located in Estes Park, CO, a renowned mountain town at the eastern gateway to Rocky Mountain National Park. Surrounded by towering peaks and pristine wilderness, Estes Park is celebrated for its breathtaking alpine scenery, abundant wildlife, and vibrant small-town charm. Outdoor recreation is the heartbeat of Estes Park, with endless opportunities for adventure in the nearby national park and surrounding wilderness. Residents and visitors alike enjoy hiking, climbing, and horseback riding along hundreds of miles of trails, while anglers cast lines into sparkling mountain streams and lakes. Wildlife is ever-present, with elk, deer, and bighorn sheep roaming the valleys and meadows. In the winter months, snowshoeing and cross-country skiing transform the area into a wonderland for outdoor enthusiasts.

Beyond its natural beauty, Estes Park maintains a thriving downtown filled with boutique shops, art galleries, and restaurants, all set against the stunning backdrop of the Rockies. Seasonal festivals and community events further enhance its welcoming atmosphere, creating a lively cultural scene that complements the town's rustic mountain charm.

Conveniently located, Estes Park serves as a gateway to some of Colorado's most iconic landscapes while still providing easy access to larger urban centers.

Distances to larger cities:

Denver, CO - 65 miles northwest of Denver

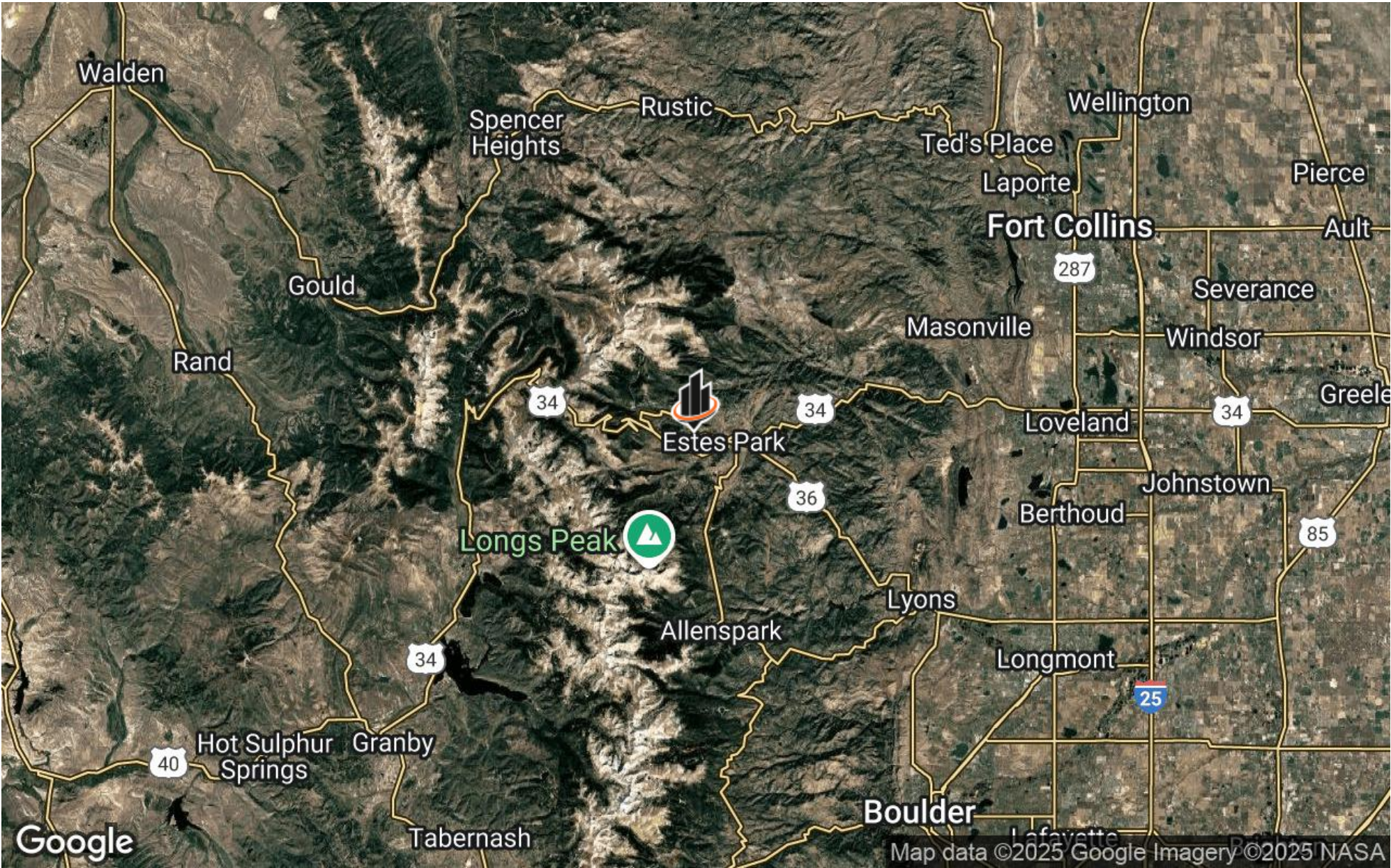
Colorado Springs, CO - 130 Northwest of Colorado Springs

Local airports include Longmont Municipal Airport (30 miles) and Fort Collins-Loveland Municipal Airport (38 miles). Nearby international airports include Denver International Airport (75 miles).

REGIONAL MAP



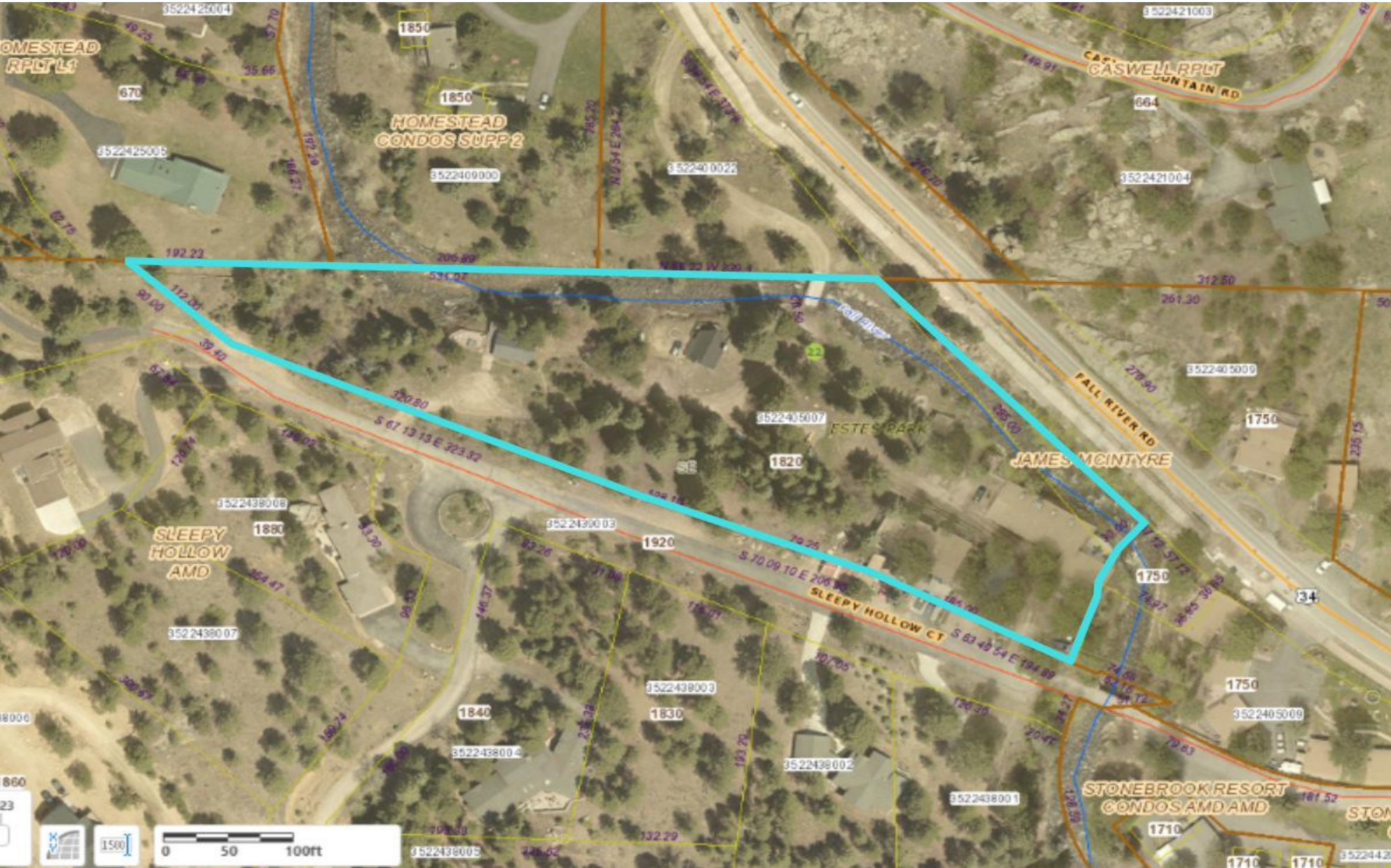
LOCATION MAP



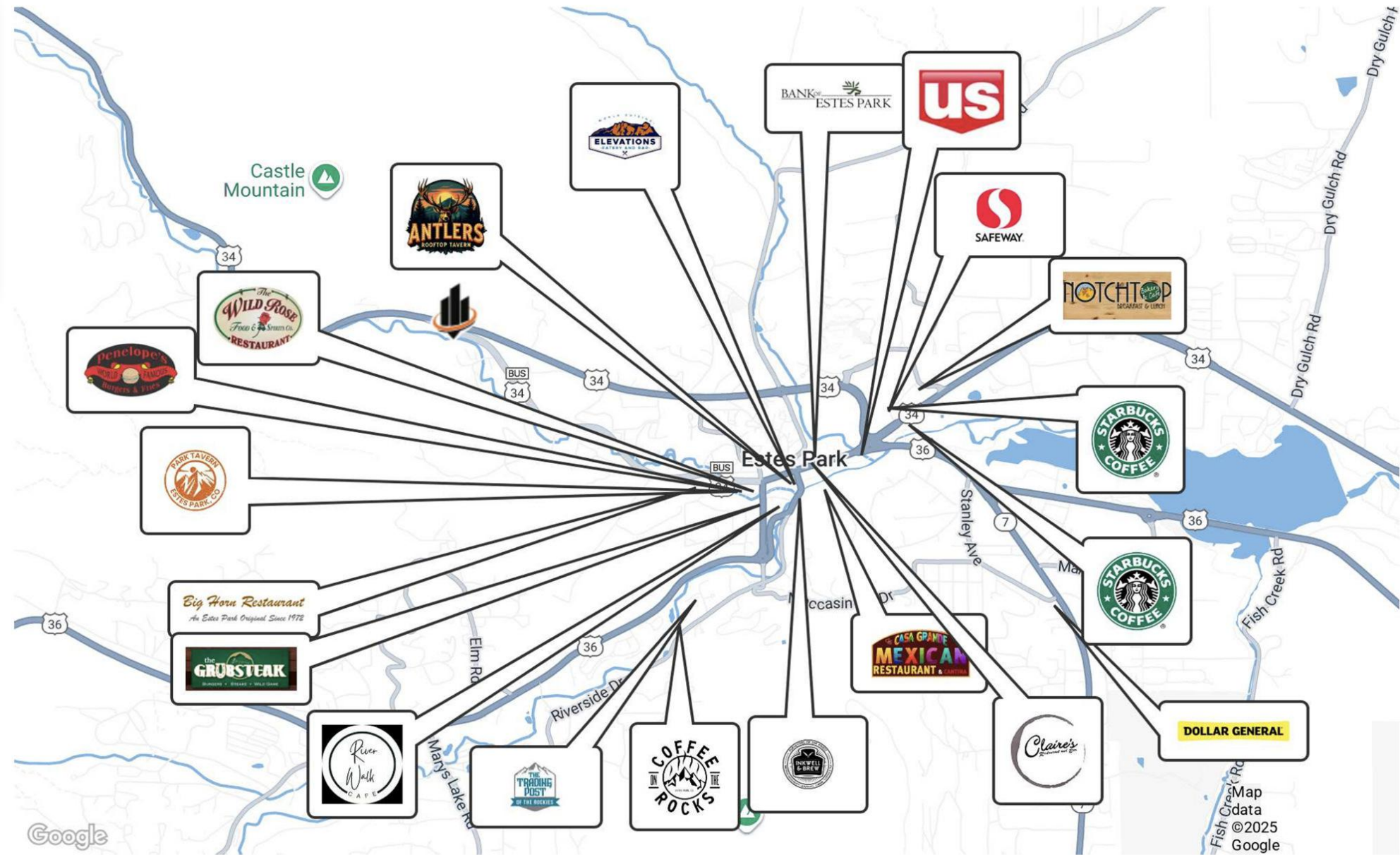
AERIAL MAP



PARCEL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES120 MILES240 MILES

TOTAL POPULATION	1,874,876	5,201,112	6,428,732
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME

60 MILES120 MILES240 MILES

TOTAL HOUSEHOLDS	712,291	2,031,252	2,520,589
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$131,003	\$130,667	\$122,821
AVERAGE HOUSE VALUE	\$670,173	\$656,806	\$601,232

Demographics data derived from AlphaMap

