



# THE DWELLINGS

AN UN-HOTEL







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# THE DWELLINGS : AN UN-HOTEL

By combining a strategic offering to meet the desire of experiential based travel options with fundamental amenities, we created what we like to call the **un-hotel**.

This collection of smaller footprint inspired living was the ideal complement to a unique site design and in line with a business concept to position between individually managed single family or multifamily style units and a traditional hotel model.

By providing self contained living spaces ideal for longer stays, the amount of staffing required for operations and management is dramatically reduced allowing for a higher profitability approach.



## TINY HOUSES & AMENITIES

- A mix of studio layouts along with 4 larger one bedroom + bunk loft layouts provide for a total of 18 units.
- All Dwellings feature unique and magnificent west facing views of the Virgin River gorge below and the Pine Valley Mountains in the distance.
- Each unit features a kitchen, full bathroom, dining space, sleeping area, balcony or patio, and outdoor cooking amenities, all allowing for comfort and convenience in an extended stay model.
- Additionally, each unit is freestanding with no shared neighboring walls to provide for a higher level of privacy and comfort.
- Common area amenities include: fire pits, event pavilion, newly added pool area, guest laundry, abundant parking, EV charging, and trail access to Confluence Park.



## FINANCIAL OVERVIEW

All financial, occupancy, and marketing reports are readily available and accessed via a secure online hosting site. A Non-Disclosure Agreement is required to gain access.

Please contact the listing agent for details.



THE DWELLINGS



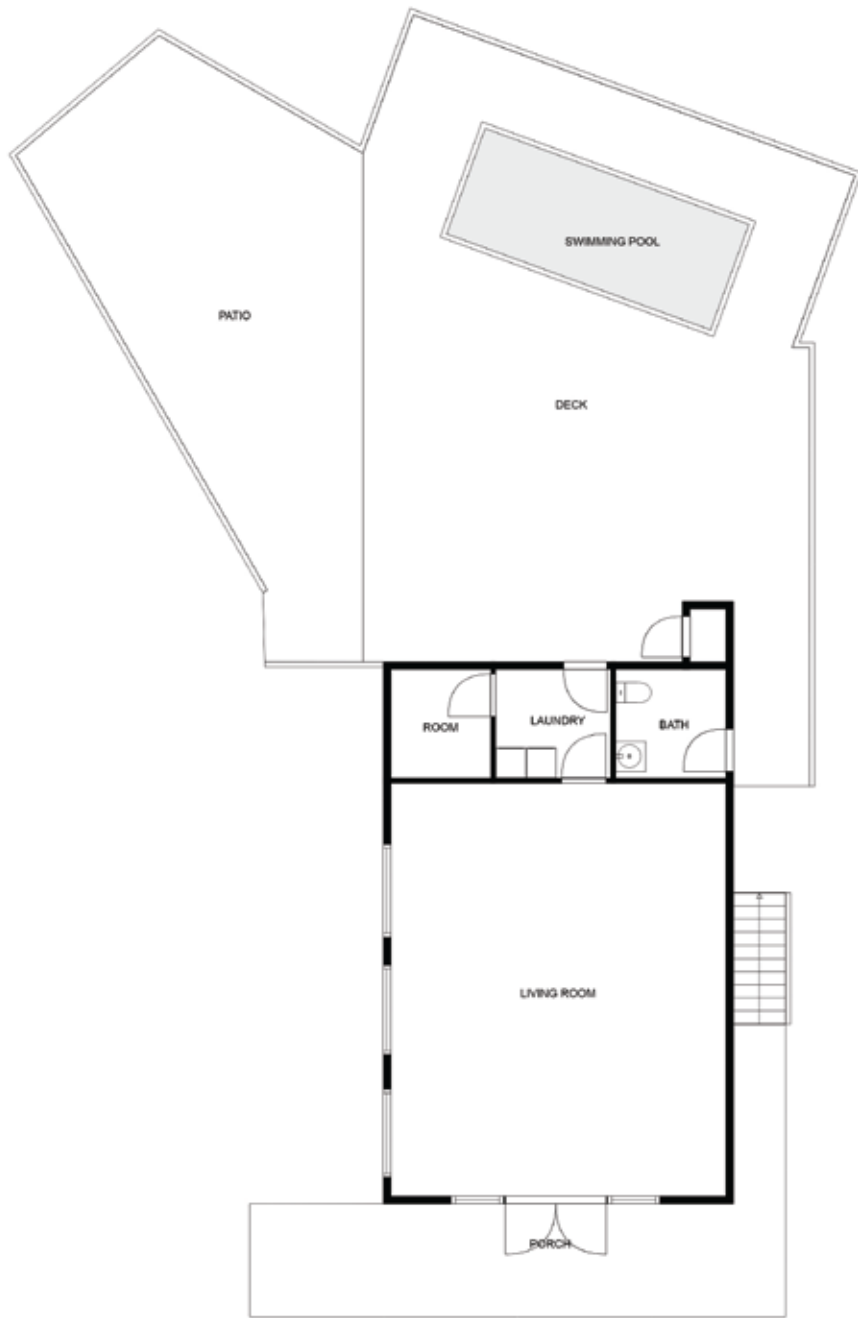
THE DWELLINGS



# FLOOR PLANS







# ATTRACTIONS LOCAL

## National & State Parks

- Zion National Park [ 30 minutes ]
- Bryce Canyon National Park [ 1 hr 45 minutes ]
- Grand Canyon North Rim [ 2 hrs 30 minutes ]
- Sand Hollow State Park [ 20 minutes ]
- Quail Lake State Park [ 20 minutes ]
- Snow Canyon State Park [ 30 minutes ]
- Red Cliffs Conservation Area [ 30 minutes ]

## Notable Area Events

- Winter 4x4 Jamboree at Sand Hollow - January
- St. George Area Parade of Homes - February
- Intermountain Area Spring Breaks - Mid March-April
- Hurricane Mountain Bike Festival - April
- Hurricane Valley Easter Car Show - March-April
- IronMan 70.3 Championships - May
- Copper Rock LPGA Championship - May
- St. George Marathon - October
- Trail Hero Off-Road Festival - September-October
- Huntsmand World Senior Games - October
- Black Desert PGA Championship - October

## Golf Courses

- 14 public & private area golf courses
- Big Shots interactive Driving Range & Entertainment

## Mountain Biking

- Over 100 miles of locally accessible trails and more being added!
- Snake Hollow Bike Park
- Revenant Downhill Park

## Retail / Dining / Entertainment

- Extensive local dining opportunities within 5 miles
- Nearby Davis Market and Lin's Market for groceries
- Retail shopping within 1-10 miles



# A Better View of Your Next Commercial Real Estate Investment

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