

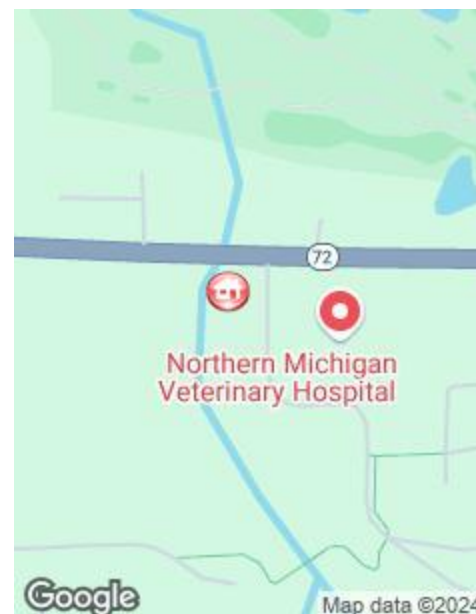
REALTOR Report

5961 E Oslo Street

Sale

\$14,900,000

MLS # 1928608
Status New
Type Mixed Use
Vacant Land Yes
Lease/Mon
Lease Price per SQ FT
Type of Ownership Private Owner
City Williamsburg
Zip 49690
Unit #
Development Name KOTI Vacation Rentals
Business Incl Yes
Real Estate Incl Yes
Inventory Incl Yes
County Grand Traverse
Township Acme
Section # 2
Qtr Section
Town T 27N
Range R 10W
Tax ID 01-102-011-01
Owner Kelly Restaurants LLC



Branded Virtual Tour

Body of Water	ApXyrBlit	2023	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	Yes
Water Front Footage	Year Remodeled		Sign	No
Lake Size	% of Remodel		Inventory Value	
Number of Acres 18.16	TotalFinSF	1780	Fixtrs/Equip Value	
Lot #	# Restrooms		Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name KOTI Vacation Rentals	Parking Spaces		Ins Exp (Annual)	
Dual MLS #	Electric Exp (Annual)		Heat Exp (Annual)	
	Gross Sales			

Summer Taxes 97,397.31
Winter Taxes 10,584.06
Other Taxes

Legal Description:
Lengthy legal - see Associated Documents

Year: Summer 2024
Year: Winter 2023
SEV 4563500
SEV Year 2024
Taxable Value
Annual Assn Dues
Principal Residence No

Directions:
From downtown TC, take Munson Ave/US-31 to Acme and turn right onto M-72. E. KOTI Vacation Rental community is on the right.

List Agent - Agt Nm Ph Robert Brick - 231-715-1464
List Agent - E-mail hello@brickcorbett.com
List Offc - Ofc Nm Ph REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500
List Agt 2 - Agt Nm Ph
List Agt 2 - E-mail
List Ofc 2 - Ofc Nm Ph
Sell Agt 1 - Agt Nm Ph
Sell Agt 1 - E-mail
Sell Ofc 1 - Ofc Nm Ph
Sell Agt 2 - Agt Nm Ph
Sell Agt 2 - E-mail

Listing Agreement Type Exclusive Right to Sell
List Date 10/30/2024
Days On Market 0

1928608**5961 E Oslo Street****\$14,900,000**

PRESENT USE	Recreational/Resort, Other	SEWER	Municipal
LICENSES	Liquor	WATER	Municipal Water
FOUNDATION	Slab	EXTRAS	Additional Buildings
ROOF	Metal, Other	PARKING	Paved, Parking Lot
EXTERIOR FEATURES	Wood	INCLUDED IN LEASE	None
LOCATION	Freestanding	ZONING	Other, Commercial, Planned Unit Development
ROAD	Privately Maintained, Cul-de-Sac	DOCUMENTS ON FILE	Legal Description, Other
HEATING/COOLING SOURCE	Natural Gas	UNIVS DESIGN/BARRIER FREE	Main Floor Access
HEATING/COOLING TYPE	Forced Air, Central Air	POSSESSION	Negotiable
Energy Star Rated		TERMS	Commercial Loan, Cash
NAHB Green Guidelines		LEED-Homes	
Natl Green Build Standard		LEED-Neighborhood	
Indoor Air Quality		HERS-1	
		Other Green Cert	

Public Remarks:

Presenting KOTI, the Finnish word for "home", a rare investment opportunity in one of Michigan's premier vacation destinations. This Scandinavian-inspired resort spans approximately 18 acres of pristine Northern Michigan landscape, situated just a ¼ mile from the East Arm of Grand Traverse Bay and within minutes to downtown Traverse City. KOTI's unique design and location make it the ideal spot for everything from quiet getaways to family vacations, reunions, and more. The planned community includes up to 76 stand-alone cottages, each featuring the signature elements of Scandinavian design: warm functionality, simplicity, and beauty. With both 2- and 3-bedroom options, the cabins are designed to blend comfort with style, creating an inviting atmosphere for all guests. To date, 21 cottages have been completed and are currently being leased, generating close to \$700,000 in rental income annually. Also included is a fully renovated restaurant with liquor license and a Class C SDM, allowing for the sale of packaged wine and beer, as well as a 13,000 sq ft event center, a 4,500 sq ft commercial kitchen, and a 1,000 sq ft visitor center/store with an office. Additionally, this property is pre-approved for an expanded mixed-use complex with up to 120,000 sq ft for hotel, condo, office, and retail spaces. With roads, utilities, walkways, and bridges already in place, KOTI is ready for the next stage of development. Located near premier attractions like Grand Traverse Resort & Spa, Turtle Creek Hotel & Casino, and Flint Fields, KOTI is uniquely positioned to become one of Michigan's most distinctive vacation rental resort communities. Capture this once-in-a-lifetime chance to invest in a truly exceptional destination that showcases the best of Scandinavian-inspired design, Northern Michigan hospitality, and breathtaking natural surroundings.

Agent Only Remarks:

Planned Development docs are attached as Associated Documents. Listing data, including, measurements, & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions or offers please contact Bob Brick bob@brickcorbett.com/231.342.3232.

Third Party Remarks:**Showing Instructions:**

Please schedule all showings via Showingtime. If you need assistance, please call our office: 231.941.4500.

