

SALE BROCHURE

The Shallows Resort

7353 HORSESHOE BAY ROAD

Egg Harbor, WI 54209

PRESENTED BY:

FRANK JERMUSEK, JD

O: 952.820.1615

frank.jermusek@svn.com

EMILIA MOLLE

O: 952.820.1618

emilia.molle@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,850,000
CAP RATE:	10% - 2024 actuals 12.6% - 2025 pro forma
LOT SIZE:	4.09 Acres
UNITS:	30 - sleeps 118+
YEAR BUILT:	1968
APN:	008400101A
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE	shallows.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of The Shallows Resort located in Egg Harbor, WI, in the popular vacation destination of Door County. Nestled in a wooded hideaway with 400 feet of stunning Green Bay shoreline on 4.09 acres of land, The Shallows has a variety of lodging options and amenities with very strong seasonal occupancy. With 30 lodging units, the resort sleeps 118 plus the owner's/manager's residence. The Shallows resort celebrates over 50 years of sunsets, memories, and family fun!

PROPERTY HIGHLIGHTS

- Profitable resort on 4.09 acres with 400 feet of private shoreline on the Green Bay section of Lake Michigan. 10% cap rate based on current financials, 12.6% on 2025 pro forma
- Located in the popular Midwest vacation destination of Door County, Wisconsin
- One of the only resorts in Door County directly on the water with many repeat visitors year after year
- There are four lodging buildings with a mix of motel rooms, townhouses and a cottage along with a variety of amenities. 80%+ occupancy each season
- Owner's or manager's house onsite or could be used as an additional rental unit

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Profitable seasonal resort listed at a 10% cap rate based on current financials, 12.6% on 2025 pro forma
- Lot size of 4.09 acres with 400 feet of private shoreline on the Green Bay section of Lake Michigan
- Amenities include heated outdoor pool and hot tub, tennis/pickleball courts, fire pits, picnic area, playground, private shore and dock, bicycles, canoes, kayaks, Wi-fi and more
- Located in the popular Midwest vacation destination of Door County, Wisconsin
- Currently operates late April - October but potential exists to extend; 80%+ occupancy
- One of the only resorts in Door County directly on the water with many repeat visitors year after year
- Shoreside Motel with 16 units - one bedroom / one bathroom, 56 pillows. Shoreside - 12 rooms with two queen beds, two rooms with one king bed. Woodview - two rooms with one queen bed
- Beachhouse with four units - two bedrooms / two bathrooms, 24 pillows. Waterfront, townhouse style with two bedrooms upstairs, living room with sofa sleeper and kitchen downstairs
- Gatehouse with eight units - one bedroom / one bathroom, 32 pillows. All suites with kitchen, fireplace and sofa sleeper in the living room. All units have a water view
- Shallows Cottage - three bedrooms / two bathrooms, 6 pillows. Only 50' from the water
- Owner's or manager's house onsite - four bed / three bath. Houses resort laundry, owner office, employee bath, etc. This could be an additional rental
- Pool house with gathering room, currently serves continental breakfast here
- Additional buildings include pool pump house, storage garage and storage shed

SALE HIGHLIGHTS CONTINUED

- Clean, well maintained grounds with vibrant landscaping that is inviting for all guests
- Numerous capital improvements made over the past few years
- Close proximity to local orchards, lighthouses, golf, marina, shopping, galleries and restaurants
- Repeat clientele with excellent online reviews and high ratings
- Tripadvisor Travelers' Choice Award for 2024
- Located in Door County, WI
- PID: 008400101A
- Resort Website: <https://shallows.com/>
- Further information including financials and more can be found in the document vault on the property website: <https://northco.com/>



RESORT MAP



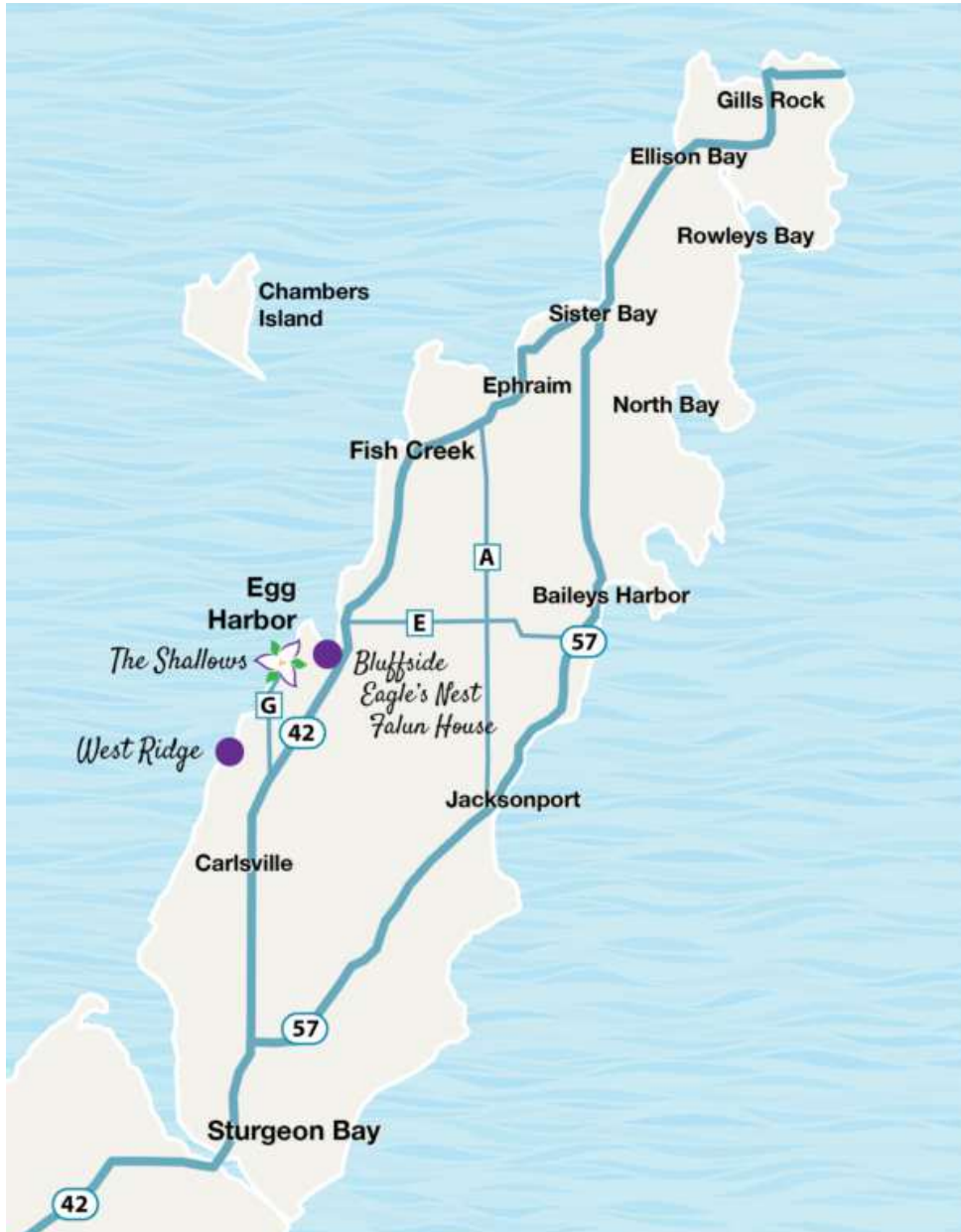
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



EGG HARBOR, WI

Egg Harbor, Wisconsin is on the shores of the Green Bay section of Lake Michigan in Door County, one of the most popular vacation destinations in the Midwest. Door County encompasses the peninsula between Green Bay and Lake Michigan and has 300 miles of shoreline. Tourists to this area come for the water, nature, outdoor activities, art galleries, performing arts, local shops and boutiques, amazing food scene, local wines and brews and most notably, the cherries! Door county is also home to five state parks and 11 historic lighthouses.

Egg Harbor is one of 19 unique communities in Door County and offers endless activities with something for everyone. This prime location in Door County features numerous recreational activities, inviting eateries, a variety of shops and galleries, golf courses and award winning performing arts that will be sure to entertain everyone.

Egg Harbor has been voted on of the "Top Ten Coolest Small Towns in America", "Best Shopping Experience" in Door County and "Best Wisconsin Town for Galleries and Arts Scene". It is also very well known for its state-of-the-art marina and has the most water-view lodging of any community in the county.

Egg Harbor is located approximately 60 miles from Green Bay, 170 miles from Milwaukee, 260 miles from Chicago and 325 miles from the Twin Cities. Green Bay Austin Straubel International Airport is the nearest major airport, approximately 65 miles from Egg Harbor.

LAKE MICHIGAN OVERVIEW



LAKE MICHIGAN

Lake Michigan is the second-largest of the Great Lakes by volume and the only one located entirely within the United States. Bordered by the states of Wisconsin, Illinois, Indiana, and Michigan, it is part of the Great Lakes system, connecting to Lake Huron through the Straits of Mackinac. Lake Michigan is the largest lake in the world contained entirely within one country by surface area.

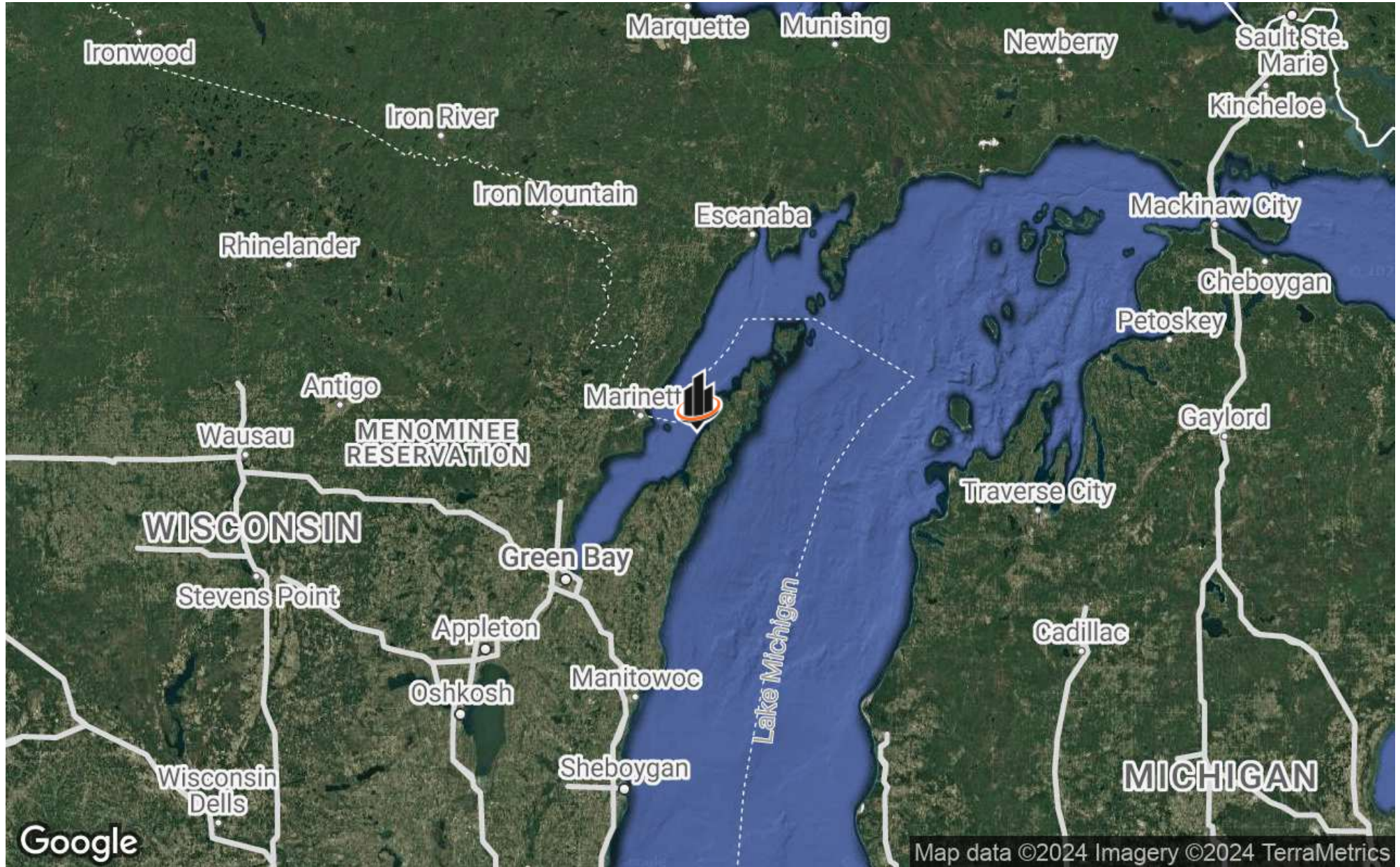
Like the other Great Lakes, Lake Michigan was formed during the last Ice Age when retreating glaciers carved out deep basins that filled with meltwater. The lake holds approximately 1,180 miles of water, making it a significant reservoir of freshwater. Surface temperatures range seasonally, with winter temperatures dropping close to freezing and summer temperatures averaging around 68°F. The lake's waters support a variety of aquatic species, including perch, walleye, and Chinook salmon, making it a popular destination for anglers.

Lake Michigan provides numerous recreational opportunities, including swimming, kayaking, sailing, and fishing. Its beaches, such as those on the Door County peninsula, are a draw for locals and tourists alike. The Great Lakes Circle Tour offers scenic drives along the lake's perimeter, highlighting its picturesque views.

REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

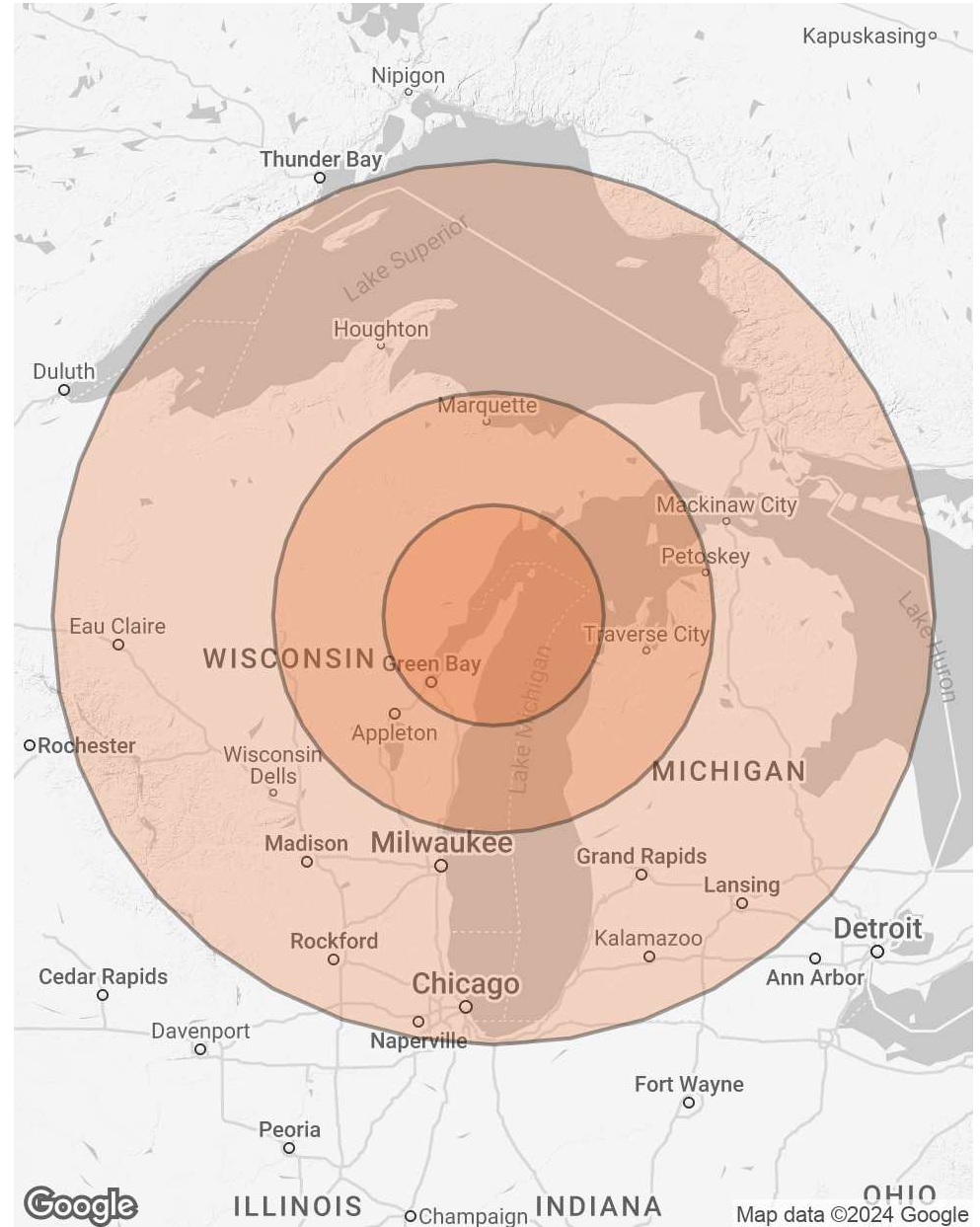
	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	523,985	2,264,407	21,453,259
AVERAGE AGE	42	43	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	43	44	42

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	219,276	949,189	8,582,804
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$93,215	\$94,156	\$106,005
AVERAGE HOUSE VALUE	\$288,147	\$287,259	\$328,342

Demographics data derived from AlphaMap



A scenic view of a golf course with a path leading through trees to a lake. The path is made of light-colored bricks and is flanked by green grass and various plants. In the background, there are several tall, leafy trees and a blue lake under a clear sky. A white fence and a building are visible on the right side of the image.

PRESENTED BY:

—

Frank Jermusek, JD

O: 952.820.1615

frank.jermusek@svn.com

Emilia Molle

O: 952.820.1618

emilia.molle@svn.com