

Destination Inn
295 BROADWAY
STREET
— IDAHO FALLS, ID 83402 —

Black Swan Inn
746 EAST
CENTER
— POCA TELLO, ID 83201 —



This is a rare opportunity to acquire two highly successful, themed boutique hotels in Eastern Idaho. With 15 suites at Black Swan Inn and 14 rooms plus an apartment at Destinations Inn, the portfolio demonstrates strong occupancy and guest loyalty. Strategically located near key attractions and universities, the offering provides immediate cash flow and brand recognition with growth potential.

This prospectus offers a unique opportunity to acquire a successful Eastern Idaho boutique hotel business comprising two award-winning themed hotels: Black Swan Inn in Pocatello and Destinations Inn in Idaho Falls. Recognized for immersive, romantic experiences and consistent 5-star reviews, both properties are to be sold together as a single portfolio.

Contact for Pricing

Dual-Property Portfolio

appealing to couples and romantic getaways

Unique Themed Suites

appealing to couples and romantic getaways

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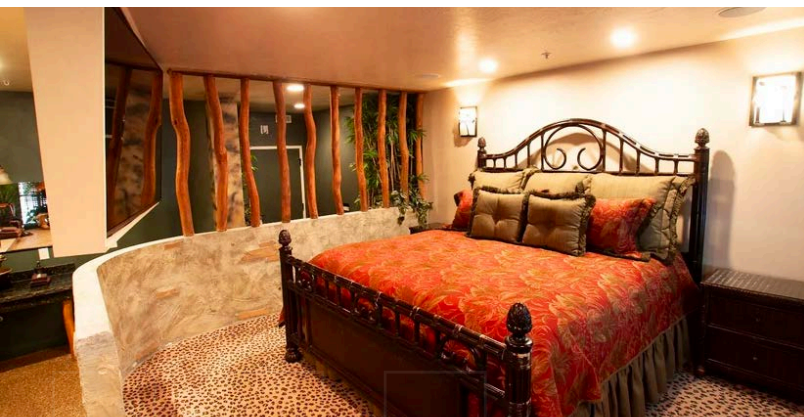
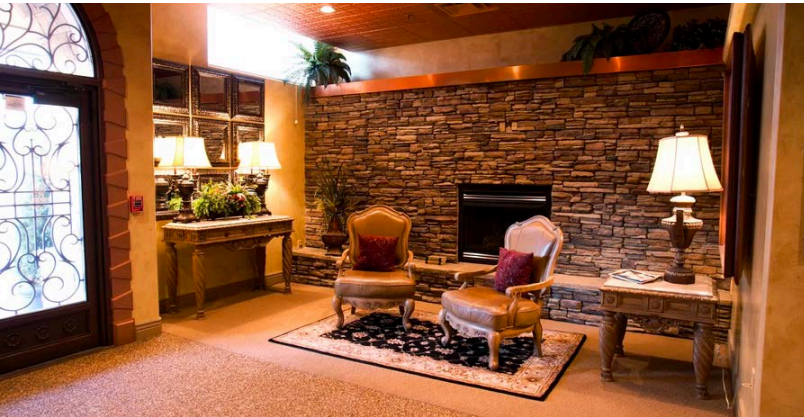
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Property Highlights

- 14 guest rooms + 2-bedroom apartment
- Downtown location; near River Walk and major attractions
- Free parking across the street



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Destination Inn
295 BROADWAY
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PROPERTY
WEBSITE



295 BROADWAY STREET
SUBJECT PROPERTY

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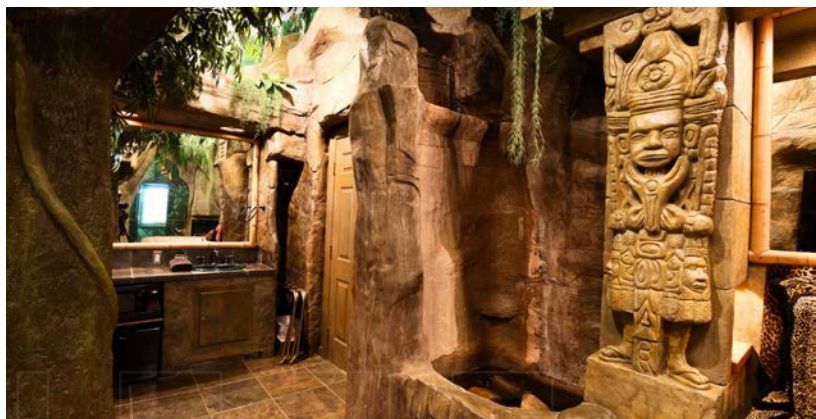
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Property Highlights

- 15 themed suites with lush landscaping and rich decor
- Renovated infrastructure; walking distance to Idaho State University
- Off-street guest parking



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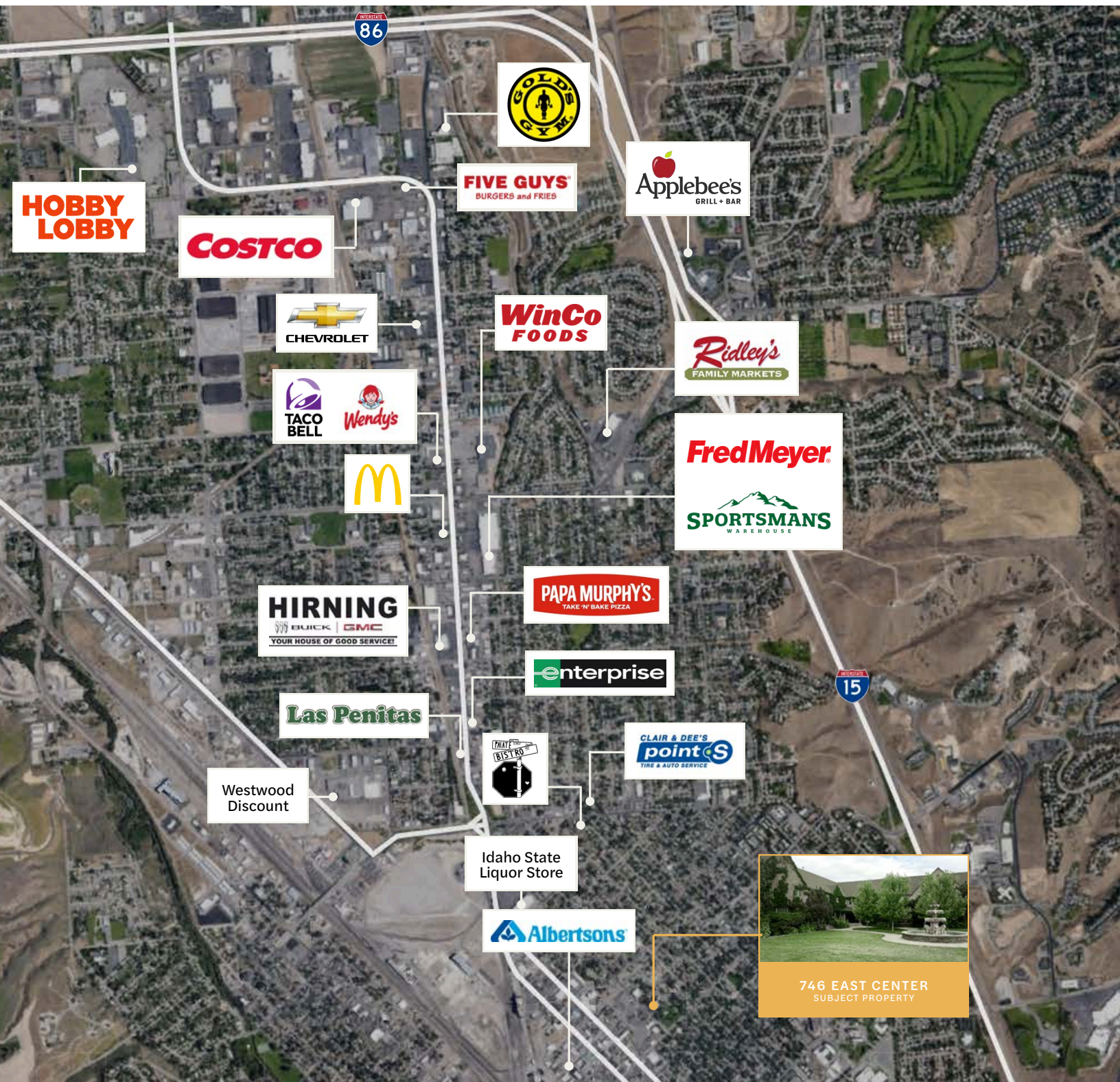
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