

4 STORY HOTEL WITH 45 ROOMS FOR SALE



OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Welcome to Ozarka Lodge, a 4 story hotel nestled in Eureka Springs and totaling 45 rooms. Among them are 29 double queen rooms, 11 king rooms, 4 king rooms w/ jacuzzi tub, and 1 double queen room w/jacuzzi tub. Guests can also enjoy relaxing in the pool, that also features convenient access underneath. This property also offers a 2bed living quarter complete with a kitchen, dining room, living room, and private balcony, great for employee housing. Priced at \$94 PSF, which is less than half the current construction cost. The property is cinder block construction with a metal sloping roof featuring a concrete underlie only 7 to 8 years old. Regular double queen/king rooms rents for \$69/night during the week and \$79 on the weekends. During peak seasons these same rooms go for \$89 on the weekends. For major events, they rent for \$139/night. Rooms equipped with jacuzzis rent around \$115 or \$189 during events. Estimated gross at \$384,000, expenses estimated at \$239,000, NOI estimated at \$145,000 and a 9.1% cap rate.

PROPERTY HIGHLIGHTS

- 45 Rooms Total on 4 Levels
- 2 Bed Living Quarter on Site
- Priced at \$114 PSF - less than half the current construction cost
- Estimated Gross Income at \$384,000
- 8.5% Cap Rate

OFFERING SUMMARY

Sale Price:	\$1,599,900
Number of Rooms:	45
Lot Size:	0.91 Acres
Building Size:	17,020 SF
Cap Rate:	8.5%

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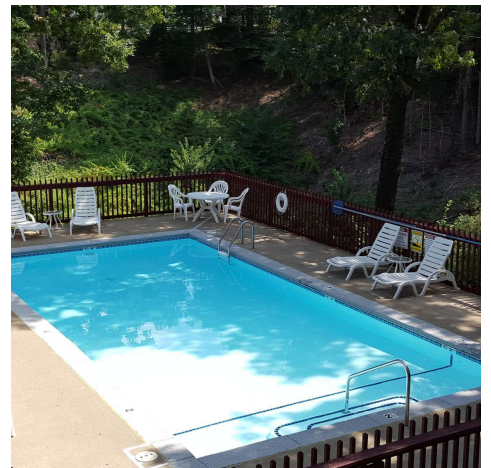
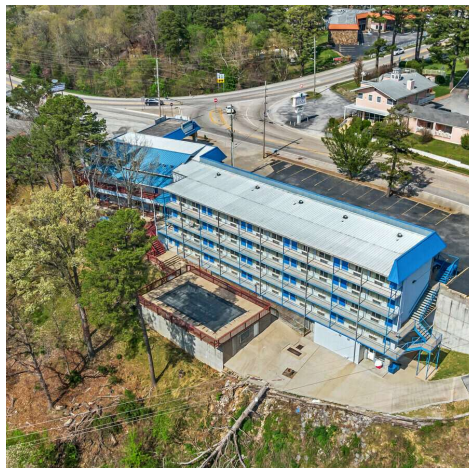
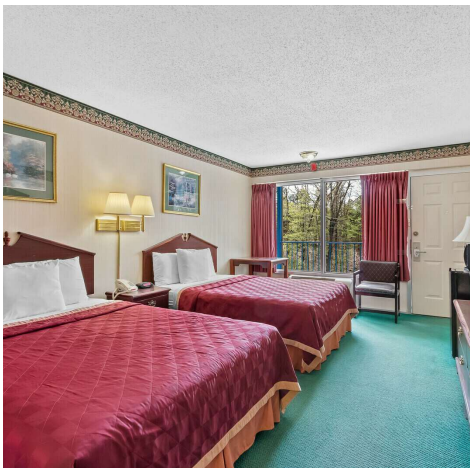
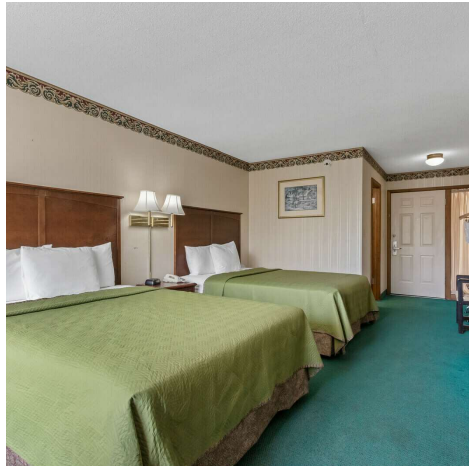
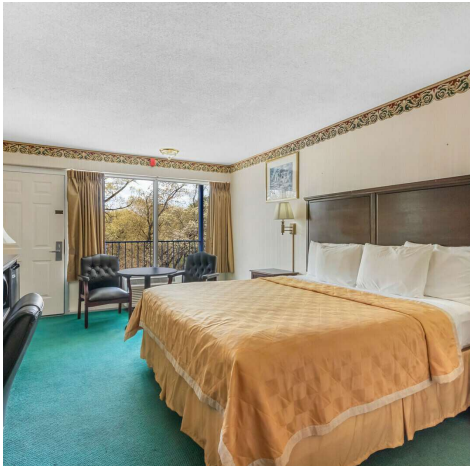
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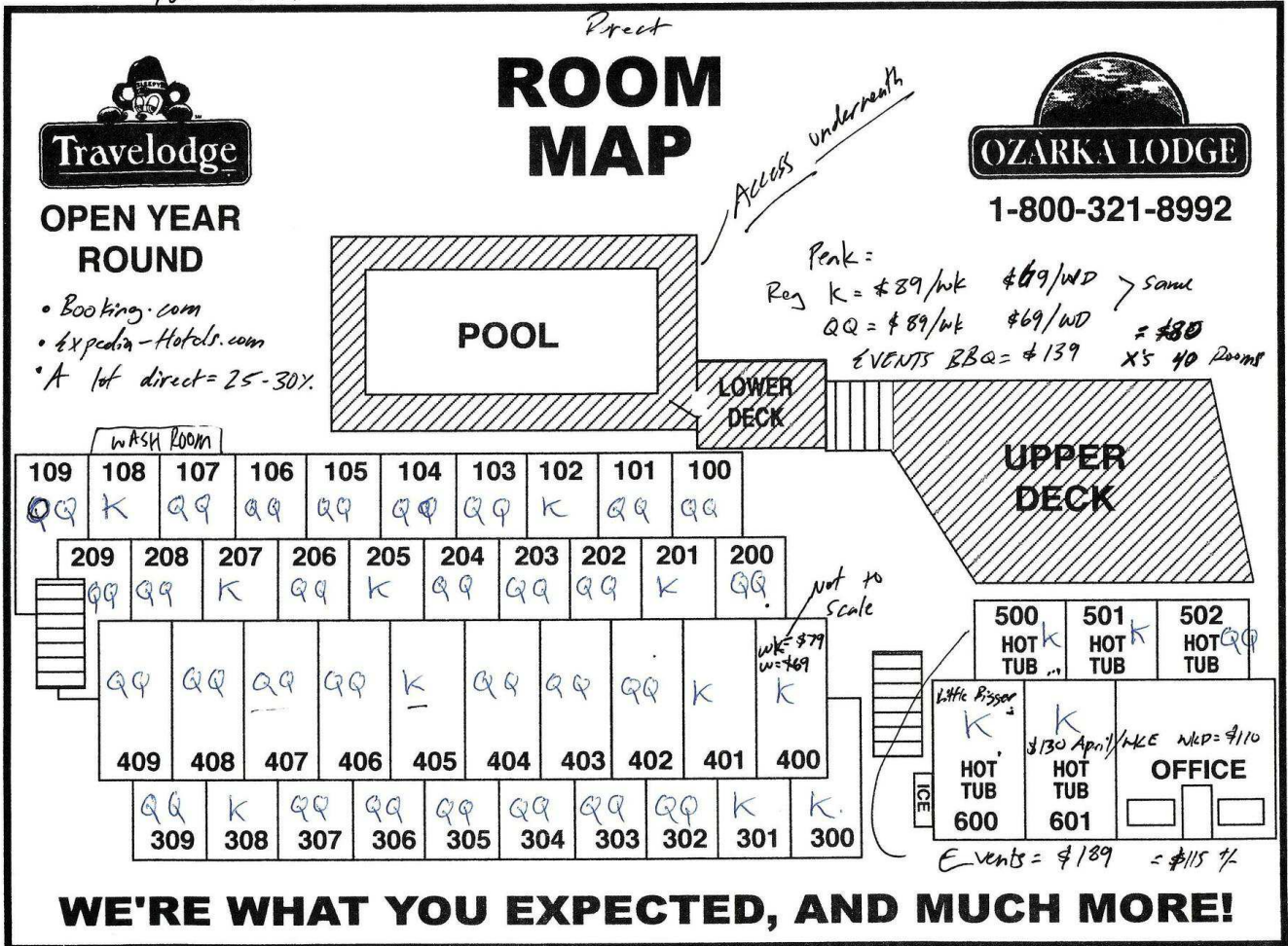
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No elevator
 My Room = \$ 80 + Tax = \$1,375 %



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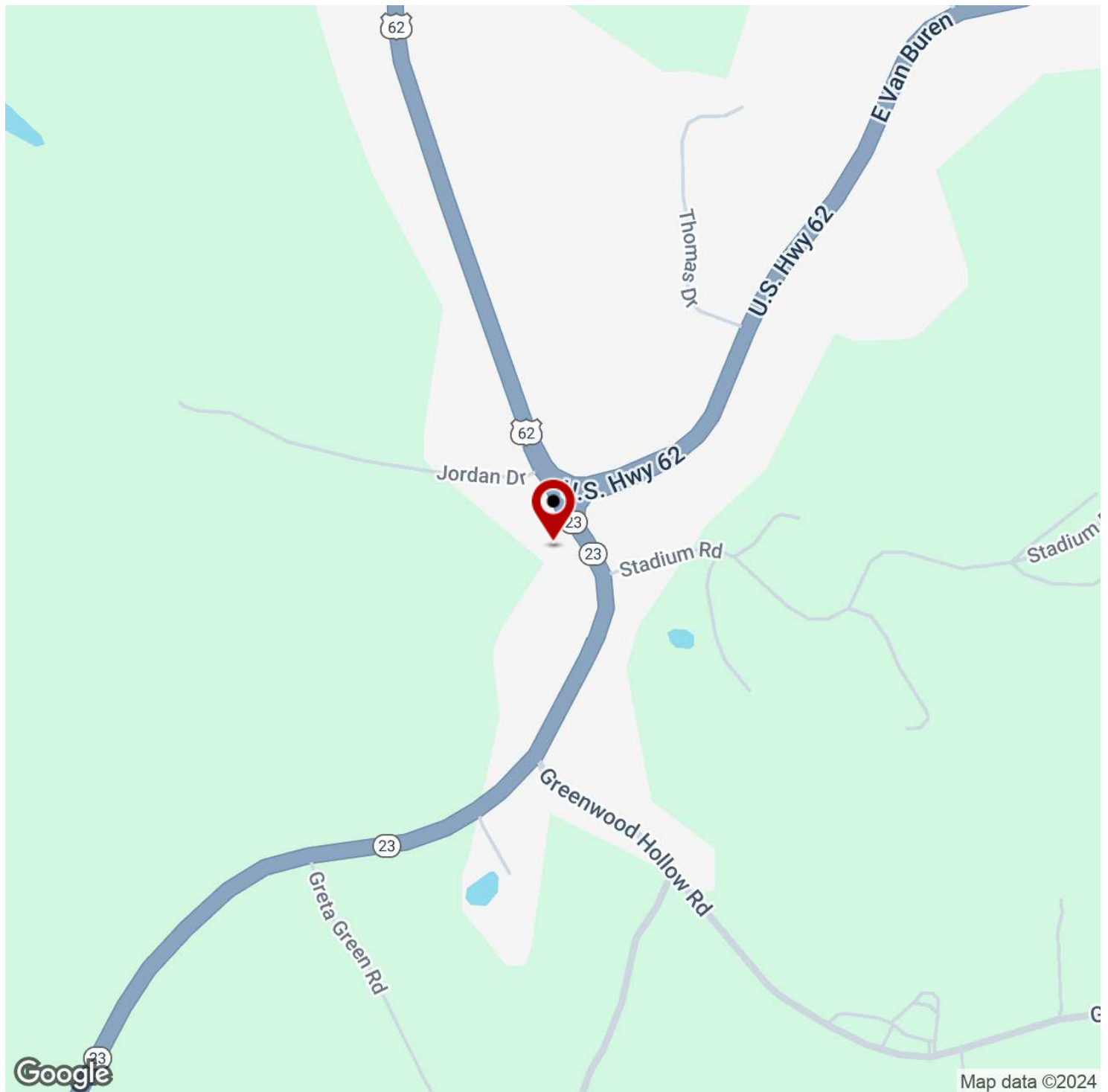
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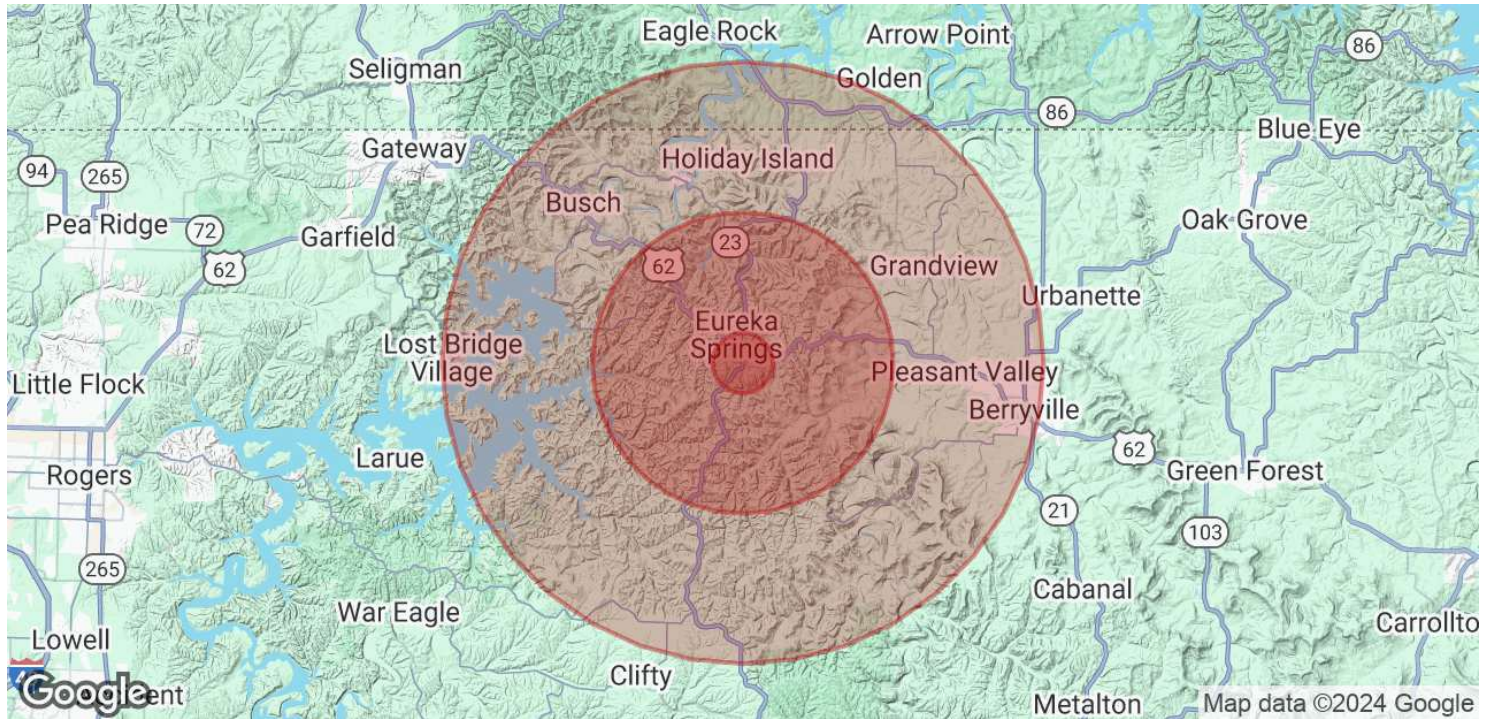
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	309	4,623	15,950
Average Age	52.0	53.6	50.5
Average Age (Male)	47.8	52.3	49.6
Average Age (Female)	55.0	54.0	50.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	168	2,801	9,193
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$46,744	\$43,753	\$50,110
Average House Value	\$163,042	\$182,200	\$180,109

2020 American Community Survey (ACS)

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