

OFFERING MEMORANDUM

The Willamette Pass Inn

ADVENTURE GATEWAY TO THE HIGH CASCADES

19821 OR-58, Crescent Lake, OR

FOR SALE: ~~\$2,550,000~~ \$2,500,000

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OFFERING MEMORANDUM

THE WILLAMETTE PASS INN

19821 OR-58, Crescent Lake, OR 97733

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Dan Kemp, CCIM
Partner, Principal Broker
Cell 541.550.8413
dkemp@compasscommercial.com

Pat Kesgard, CCIM
Partner, Principal Broker
Cell 541.350.8900
pkesgard@compasscommercial.com

Kristie Schmitt, CCIM
Broker
Cell 541.527.5515
kschmitt@compasscommercial.com



www.CompassCommercial.com | 541.383.2444

Brokers are licensed in the state of Oregon

THE WILLAMETTE PASS INN

High Cascades Destination Retreat



19821 OR-58, CRESCENT LAKE, OR 97733

~~\$2,550,000~~

\$2,500,000

Sale Price

9,500

Bldg. Size (SF)

14

Buildings

12.5

Lot Size (AC)

1984

Year Built



INVESTMENT SUMMARY

WILLAMETTE PASS INN

Investment Opportunity | Crescent Lake, Oregon

HIGHLIGHTS

PROPERTY OVERVIEW

The Willamette Pass Inn is a charming and well-maintained lodging facility located in the High Cascades of Central Oregon, nestled between Crater Lake and Bend. Situated in the town of Crescent Lake, the inn offers easy access to the Pacific Crest Trail and the Willamette Pass Ski Area. Its spacious rooms and well-equipped chalets, featuring wood burning fireplaces, contribute to a unique and inviting guest experience.



SCENIC HAVEN:

Nestled in the High Cascades, near lakes, trails, and more



ADVENTURE GATEWAY:

Year-round activities including hiking, fishing, skiing & boating



COZY RETREAT:

Spacious rooms with wood-burning fireplaces



CHARMING AMENITIES:

Satellite TV, kitchenette, Wi-Fi and more for guest comfort



RAVE REVIEWS:

Boasts an impressive 4.6-star rating on Google



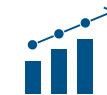
CENTRAL OREGON GEM:

Located between Crater Lake and Bend



ACCOMMODATIONS:

Lodging options include 10 chalets and 13 rooms at the Inn



ADDITIONAL REVENUE:

Potential to develop more chalets to increase income

THE OFFERING

Nestled amidst the Cascade Mountains, the Willamette Pass Inn is a boutique hotel located in Crescent along Highway 58, a major mountain highway bridging Eugene to Highway 97. Spanning 12.27 acres (534,481 SF) across two parcels, the property is one of only a few resorts in Oregon that are not on leased forest service land.

The property boasts a 13-room two-story building, 10 individual mobile chalets, two mobile homes, and one storage flex building all surrounded by captivating landscapes. There is an EV charging station on the property that adds an additional revenue stream of \$500 per month effective approximately December 1, 2023.

The inn, built in 1984, offers a lobby and reception area, back-of-house area, storage rooms and utility room. All of the guest rooms have exterior entrances, a kitchenette, a restroom and a wall heater.

There are 10 chalets, four of which are resort owned and would transfer with the sale. Of the six leased chalets, four participate in the rental pool for the hotel, and two of them do not. The leased chalets are on a 99-year space lease to other lessees who occupy the properties at their leisure. The chalets were constructed sometime between 2005-2007.

Of the two mobile homes, one is leased to an employee and the other is leased to a tenant. The flex building has a total of four storage units and one small office. Two of the storage units are leased but the office is owner-occupied. The property has 10 RV sites equipped with full hookups, electricity, water, and septic connections.

With its rich history, diverse accommodations, and extensive property offerings, the Willamette Pass Inn stands as an embodiment of hospitality in the heart of Oregon's wilderness. The property's furnishings, fixtures, and equipment are part of the sale, ensuring a seamless transition for the discerning buyer who recognizes the potential within this unique mountain retreat.

OPPORTUNITY

Property Name	Willamette Pass Inn
Property Type	Hospitality
Total Sale Price	\$2,550,000 \$2,500,000

PROPERTY DETAILS

Address	19821 OR-58, Crescent Lake, OR
Parcel Numbers	2407-006B0-00400; 2406-001AA-00900
County	Klamath
Zoning	Rural Community Resort Commercial (RCR-C)
Total Building Size	9,500 SF
Land Area	Approximately 12.5 Acres
Elevation	4,000 ft.

LODGING

No. of Privately Owned Chalets	6
No. of Resort Owned Chalets	4
No. of RV Sites	10
No. of Rooms at the Inn	10 standard, 3 extra large

LODGING OVERVIEW

ROOMS AT THE INN

The inn has 10 large rooms and three extra large rooms accommodating one to six people. The rooms are decorated with rustic ponderosa pine furniture and all have satellite TV, including HBO & Showtime, VCR's, telephones, queen-size futons, and most have kitchenettes complete with utensils and wood-burning fireplaces. The Inn also features its own laundry facilities and a free guest video library.

CHALETS

Nestled in the pines behind the Inn there is a community of 10 privately owned chalets

- Four of these chalets are owned by the resort and are included in this offering
- The other six are managed and maintained by the resort and rented at the owners discretion

The chalets are built in the Northwest for the Northwest with solid wood construction and R-19 insulation in the ceilings and floors. They have double trusses in the roof for snow load and double pane windows to keep the chalet warm and comfortable.

The chalets are each equipped with a full kitchen, full bath, queen bedroom, loft, living room, dining room, private covered deck with gas BBQ and patio with picnic table. They also feature Renaii hot water systems for heating and "On Demand" continuous hot water.

Each chalet has an outlet for trolling motors and enough room to pull in a boat and truck without having to unhook

All utilities are underground, propane lines and tanks, electric, water, telephone and sewer lines are out of sight and protected from the elements.

Back-up generators are in place in case of power outages.

RATES

Large Rooms at the Inn with 1 Queen Bed

- Weekday Rates: \$150-\$170/per night plus tax
- Weekend & Holiday Rates: \$170-\$190/per night plus tax

Extra Large Rooms at the Inn with 2 Queen Beds

- Weekday Rates: \$180-\$190/per night plus tax
- Weekend & Holiday Rates: \$200-\$210/per night plus tax

Chalets

- Weekday Rates: \$255-\$275/per night plus tax
- Weekend & Holiday Rates: \$300-\$320/per night plus tax

EMPLOYEE HOUSING

Attached to the front lobby of the Inn there is a fully furnished manager's apartment with a large living room featuring a 42" flat screen TV and satellite, a large bedroom, full kitchen and bath and an outdoor covered patio.

There are two units on the property for on-site employees. Unit 1 is a fully furnished 12' x 50' one bedroom mobile home with TV and satellite internet. Attached to Unit 1 is a covered car port that is used for storing some of the larger equipment and other items that need to stay dry like the chopped firewood.

Unit 2 is a fully furnished 14' x 55' two bedroom mobile home with TV, satellite internet and a wood burning stove.

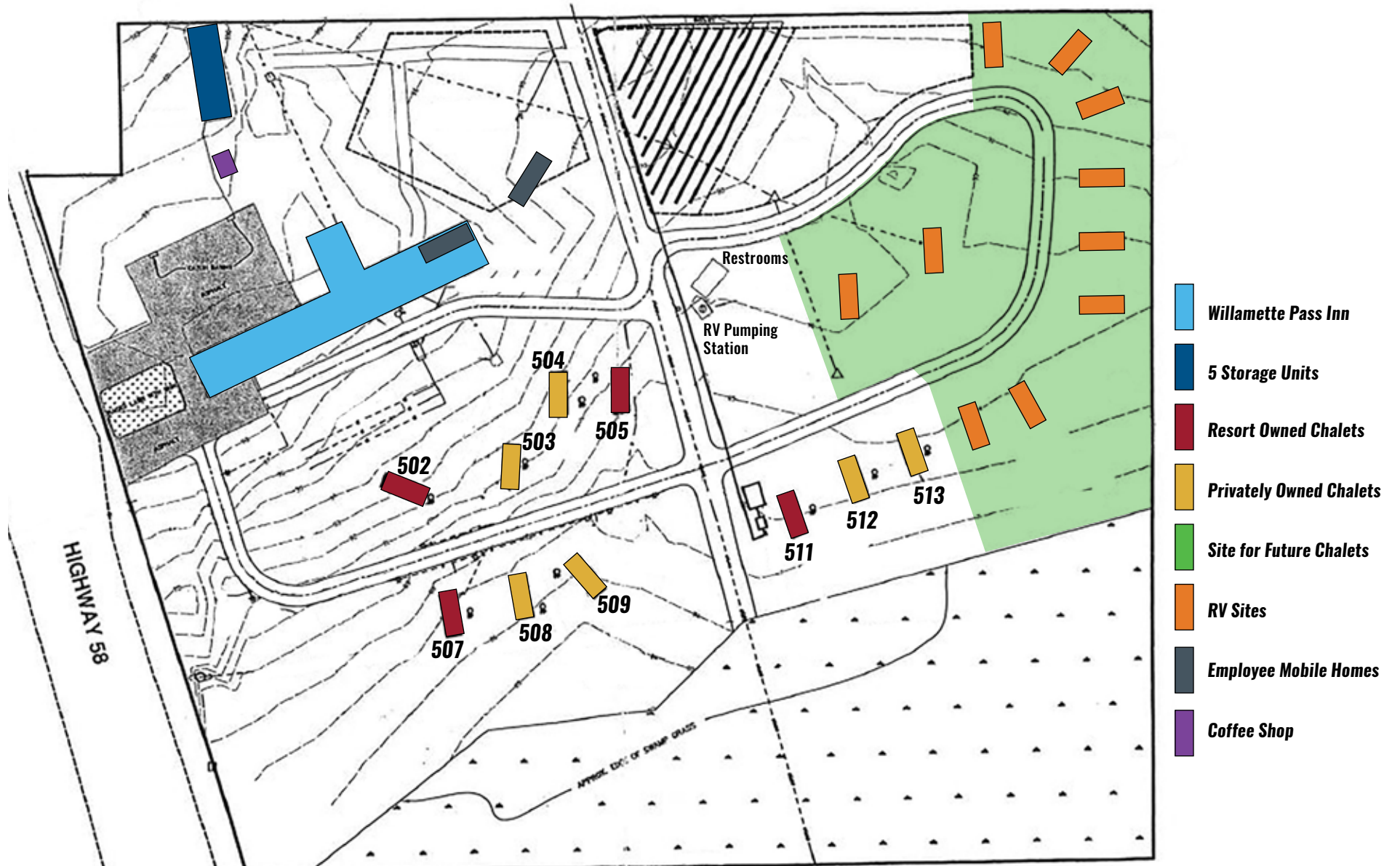
RV SITES

The property has 10 RV sites equipped with full hookups, electricity, water, and septic connections.

STORAGE UNITS WITH OFFICE

There is a 5-unit storage building north of the Inn which has a small office on the end. These units rent for \$150 per month.

SITE PLAN



PROPERTY UTILITIES

SEWER

- WCPF sewer system with 1,500 gallon dosing station.
- Existing 3,000 gallon septic tank services the motel only.
- Existing 2,000 gallon septic tank services the chalets only.
- Two future chalet sites have sewer capacity with the current sewer infrastructure.
- An additional 2,000 gallon holding tank and pump would need to be installed for the additional 10 future chalets.
The dosing tank and drain field for these additional units is already installed.

ELECTRICITY

- Series U5300 Metered-Pedestal Power Outlet provides electric services to every current building on the site.
- A service connection upgrade was done in April of 2005 to provide additional capacities to six future chalet sites.
- System backed up with a 100kW diesel generator.

PROPANE GAS

- A 1,000 gallon tank currently services the hotel.
- A separate 1,000 gallon tank services the chalets.
- A third tank would need to be installed to service the additional 10 chalets.

DRINKING WATER

- There are two on-site wells that deliver between 40 – 60 gallons per minute each. Plenty of capacity for all current and future chalets.
- Domestic water supply delivered by the pump house on the northwest side of the property.

TV & INTERNET

- Cable TV & satellite internet available in all rooms and chalets.



EQUIPMENT

BTC POWER GEN 4 180KW AIO DC SUPER CHARGER: The Gen4 AiO can charge an electric vehicle in as little as 10-15 minutes. This EV charger will generate (on contract) \$500 per month effective approximately December 1, 2023.

DIESEL GENERATOR: 100kW, 60 gallon tank and three automatic transfer switches.

DIESEL HOLDING TANK: 250 gallons with electric pump. Three automatic transfer switches.

RIDING LAWN MOWER: 42" Craftsman, 4-wheel walk behind.

1996 FORD EXPLORER: Extra snow tires, completely outfitted with shelves and containers to clean and refurbish chalets.

MOSQUITO MAGNETS: Propane powered mosquito magnets are spread throughout the property. They are silent, odorless and do a great job of minimizing the mosquito nuisance.

COMMERCIAL WASHER AND DRYER: Speed Queen 60# and Speed Queen 75#. Both are five years old.

COIN-OP WASHERS AND DRYERS: Two sets of five year old 2 Speed Queen commercial coin-op washers and dryers.



EV CHARGER



DIESEL HOLDING TANK



MOSQUITO MAGNETS



GENERATOR



MOSQUITO MAGNETS



DIESEL HOLDING TANK



LAUNDRY ROOM

REVIEWS FROM GOOGLE



Diana Tilson
2 months ago on Google

5/5

Family

We stopped here overnight on a road trip and stayed in a chalet with our two kids. The kids loved the sleeping loft with twin beds. We loved having separate sleeping spaces and not sharing a hotel room with our kids. 😊 The grounds were nice and quiet. We were pleased that our chalet was clean and well-maintained with a great forest view, and appreciated small details like the complimentary toiletries. We would definitely stay here again. We ate dinner nearby at the Crescent Lake Resort and enjoyed it.

Rooms 5.0 Service 5.0 Location 5.0

Hotel highlights Kid-friendly

...



Kathy Greenleaf
11 months ago on Google

5/5

Vacation | Family

I pulled in a little before 11 pm. The lady came out promptly to greet me and checked me in quick, as I was exhausted from driving. The bed and bedding was very comfy, everything was super clean, came with microwave, fridge, a nice library of awesome VHS tapes!, even had a stove, dishes, and yay a wine glass to have a nice glass before getting to sleep. Nice hotshower and tea for bfast. The room had a king size bed, futon, coffee table, and of course TV. It was just what me and my daughter needed after driving all day! Thanks so much

Rooms 5.0 Service 5.0 Location 5.0

...



Tamara Hakala
a month ago on Google

5/5

Vacation | Family

Absolutely loved this place. Comfy, cozy, home away from home. Fireplace in the room, they have kitchenettes, guest laundry, and picnic area. Sleep so good.

Rooms 5.0 Service 5.0 Location 5.0

Hotel highlights Quiet · Great value

...



Myles Chatman
2 years ago on Google

5/5

The chalets are so cute, perfect for 4 people :) Stayed here once years ago and I'm so glad to be back! The convenience store across the street happens to be very convenient as well. The boys and I went to the highway to watch traffic and stars at night, highly recommended. It's such a vibe here. Lake only 10 mins by car. 20 - 30 if you go to the far side of the lake.

...



Steph B
a year ago on Google

5/5

Vacation | Family

This place is the best. I can't say enough good things about Willemette Pass Inn. There was a fireplace in the room with a bundle of wood right outside the door. Every amenity you can think of is here. I loved it. I wish I could have stayed longer.

Rooms 5.0 Service 5.0 Location 5.0

...



Jenny Breitwieser
a year ago on Google

5/5

Very Clean and Quiet. Owners were very friendly. Wood stove in the room made it very warm and cozy. The mattress was comfortable and we slept well. Great Accommodations and we will definitely be back.

...



Michaela Mecham
a year ago on Google

5/5

Vacation

The staff went above and beyond, despite our very late arrival. It's the perfect place for families, couples, or seniors. The rooms were very clean and smelled good.

Rooms 5.0 Service 5.0 Location 5.0

...



Nancy Carter
3 years ago on Google

5/5

Vacation

This is a hotel where the owners care about little details. There are charming photos, nice covers on the bed and sofa. Everything is very clean. Flowers hang in pots at railings. Cute, well-stocked kitchen. I had a lovely time there and recommend it highly. The road in front is very quiet at night which is important to me.

Rooms 5.0 Service 5.0 Location 5.0

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PROPERTY PHOTOS

WILLAMETTE PASS INN

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THE INN



THE INN



CHALETS



CHALETS





EMPLOYEE HOUSING



STORAGE



PICNIC AREA



COFFEE HUT



EMPLOYEE HOUSING



LOCATION OVERVIEW

WILLAMETTE PASS INN

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NEARBY ATTRACTIONS

CRATER LAKE: 80 MIN.

HIGH DESERT MUSEUM: 60 MIN.

NEWBERRY CRATER: 40 MIN.

WALDO LAKE: 20 MIN.

SALT CREEK FALLS: 20 MIN.

ODELL BUTTE SUMMIT: 15 MIN.

WILLAMETTE PASS MOUNTAIN BIKE: 10 MIN.

WILLAMETTE PASS SKI AREA: 10 MIN.





A UNIQUE EXPERIENCE

The Willamette Pass Inn isn't just another place to stay, it's an experience and one that creates customer loyalty and guest referrals. The current owners have said that "once people come and experience it, they not only come back, they stay longer the next

time." They attribute this to superior service and client-centered policies, not common among other resorts in the area. Their motto: "Give everyone more than they expect."

A YEAR-ROUND RESORT

ATTRACTING VISITORS EVERY SEASON

One of the unique features about the Willamette Pass Inn is that it is a year-round resort that attracts year-round guests.

WINTER ACTIVITIES

Willamette Pass Inn is located just 7 miles from the Willamette Pass Ski Resort featuring outstanding alpine and nordic skiing. Snowmobilers and cross country skiers have easy access to hundreds of miles of trails directly from the resort. The resort is well plowed in the winter and there is plenty of room for trailers and snowmobile parking.





SUMMER ACTIVITIES

Within minutes of the Inn are Crescent (pictured here) and Odell Lakes, dozens of high mountain lakes, as well as the Pacific Crest Trail. Fishing, hiking, swimming, boating, mountain biking, paddleboarding and family reunions are some of the activities that draw in summer guests. The majority of summer guests are fishermen that come to fish Wickiup Reservoir and/or Crane Prairie Reservoir.

SPRING ACTIVITIES

Spring is primarily booked up by one customer type, fishermen. As soon as the ice melts off of the nearby fishing lakes such as Odell, Crescent, Wickiup, and Crane Prairie the Chalets and Inn start to fill up.

FALL ACTIVITIES

Fall is also known as hunting season in Central Oregon and the resorts sits right in the middle of Oregon's premier deer and elk hunting territories.





NEWBERRY VOLCANIC AREA

Just a stone's throw from the Willamette Pass Inn lies the captivating Newberry Volcanic Area, a natural wonderland ready for exploration. This geological marvel boasts a sprawling expanse of lava flows, lakes, and lush forests. Delve into ancient history as you traverse the Lava River Cave, a subterranean marvel shaped by volcanic forces. Paulina Lake (pictured here), a sparkling gem within the area, offers serene waters nestled within a volcanic caldera. Adventure abounds with opportunities for hiking, birdwatching, and wildlife spotting. The Newberry Volcanic Area encapsulates the mystique of volcanic landscapes, inviting visitors to uncover its rich history and experience the raw beauty of Central Oregon's geological heritage.



OFFER TERMS

WILLAMETTE PASS INN

Investment Opportunity | Crescent Lake, Oregon



OFFERING TERMS

Willamette Pass Inn is being offered for sale on an “as-is, where-is” basis.

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) or a Purchase & Sales Agreement (“PSA”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), including any extension(s)
- Closing timeline

All property tours must be scheduled in advance through the Compass Commercial listing team.

Dan Kemp, CCIM
Partner, Principal Broker
Cell 541.550.8413
dkemp@compasscommercial.com

Pat Kesgard, CCIM
Partner, Principal Broker
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Kristie Schmitt, CCIM
Broker
Cell 541.527.5515
kschmitt@compasscommercial.com



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and subject to changing economic conditions. The value of this investment to you will also depend on tax and other factors, which should be evaluated by your tax and legal experts or advisors. It is your responsibility to independently confirm information received about the property to your satisfaction and you are urged to seek advice from your own attorney, CPA, design consultant, franchise representative, and/or other qualified professionals in your investigation of this opportunity.

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541.383.2444 | www.CompassCommercial.com

