

OFFERING MEMORANDUM

1640, 1641, and 1642
RIVER ROAD
HOT SPRINGS, NC 28746

*ESTABLISHED SHORT-TERM RENTAL
MULTIFAMILY
VALUE-ADD INVESTMENT OPPORTUNITY*

PURCHASE PRICE: \$1,500,000

NUMBER OF UNITS: 3

ACRES: +/- 8.5



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PROUDLY SERVING
WESTERN NORTH CAROLINA



EXECUTIVE SUMMARY



[CLICK FOR VIDEO](#)

- **Three** standalone homes on +/- **8.5 acres** along the French Broad River in scenic Hot Springs, North Carolina. Exceptional mountain views throughout the site.
- This offering presents a rare opportunity to acquire an active, **established short-term rental** investment operating at over **65% occupancy**.
- Built by the current owner—a local licensed general contractor—each cabin-style home showcases **exceptional craftsmanship** and **locally sourced lumber**, creating a distinctive and durable mountain retreat experience.
- The property benefits from **city water** service, **existing site work**, including a permitted septic on riverfront lot 1643, and R-A zoning that supports future expansion.
- With numerous **additional build sites available**, investors can unlock **value-add** potential through further development. Ideally located just minutes from downtown Hot Springs, the Appalachian Trail, and surrounded by vast outdoor recreation opportunities.
- This unique riverfront property offers approximately **80% of its acreage outside of the FEMA floodplain**, ensuring long-term stability and usability for continued growth and enhanced income generation.



LOCATION OVERVIEW



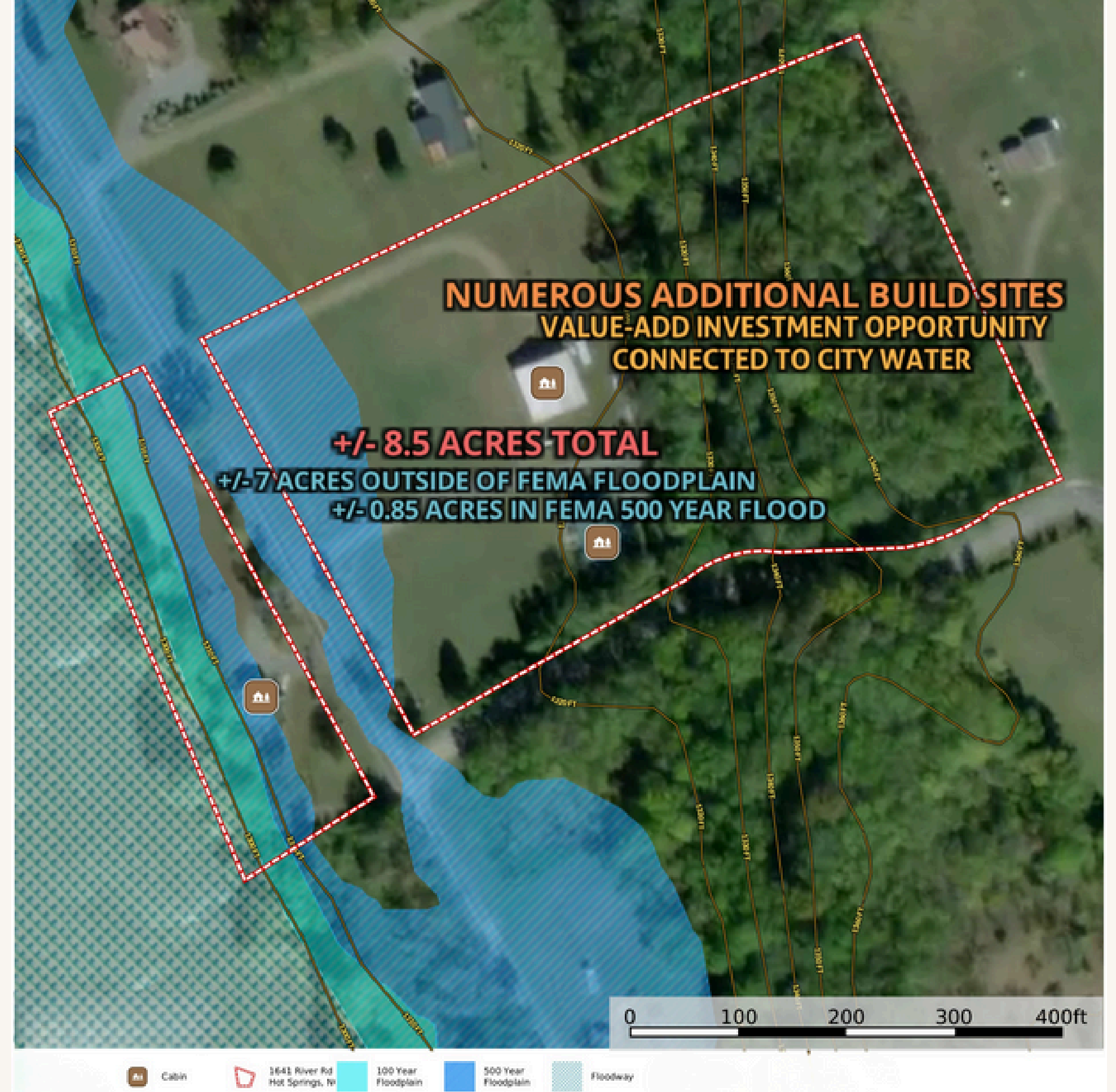
▲ Appalachian Trail (AT) ● HOG Hot Springs River Access ★ Downtown Hot Springs □ Three (3) Units +/- 8.5

- Just minutes away from **Downtown Hot Springs**
 - The only town where the **Appalachian Trail** runs directly through a downtown district
- Surrounded by a diverse range of **year-round outdoor activities**
 - Hiking, paddling, mountain biking, fishing, and much more
- Conveniently located between two of the most popular sections of the **French Broad River**
 - Section 9 take-out and Section 10 put-in

PROPERTY OVERVIEW

LAND & INFRASTRUCTURE

*UNIQUE RIVERFRONT POSITION WITH
APPROXIMATELY 80% OF ITS
ACREAGE OUTSIDE OF THE FEMA
FLOODPLAIN*

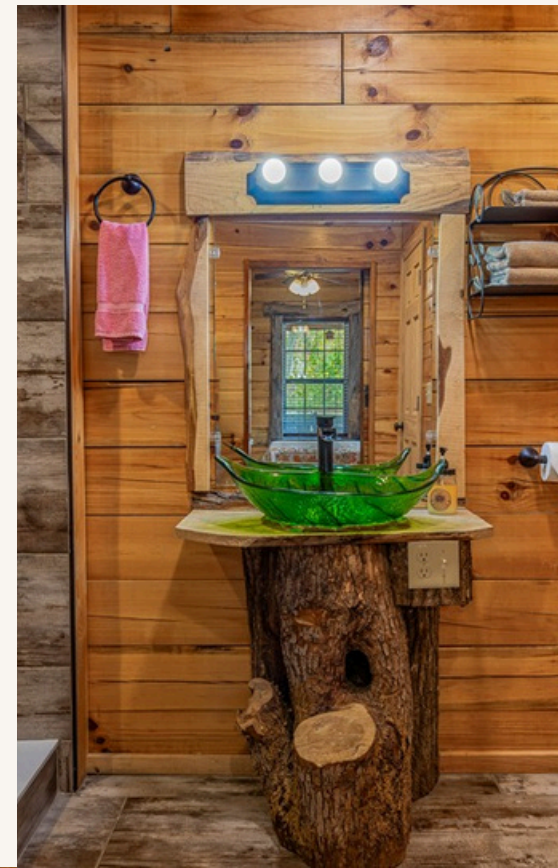


PROPERTY OVERVIEW

CABIN DETAILS

Cabin #	Year Built	Building Sq Ft	Full Baths	Bedrooms
1640	2015	1,392	2	2
1641	2017	960	2	2
1642	2018	1,344	2	2

All cabins were built by the current owner—a local licensed general contractor—each cabin-style home showcases exceptional craftsmanship and locally sourced lumber



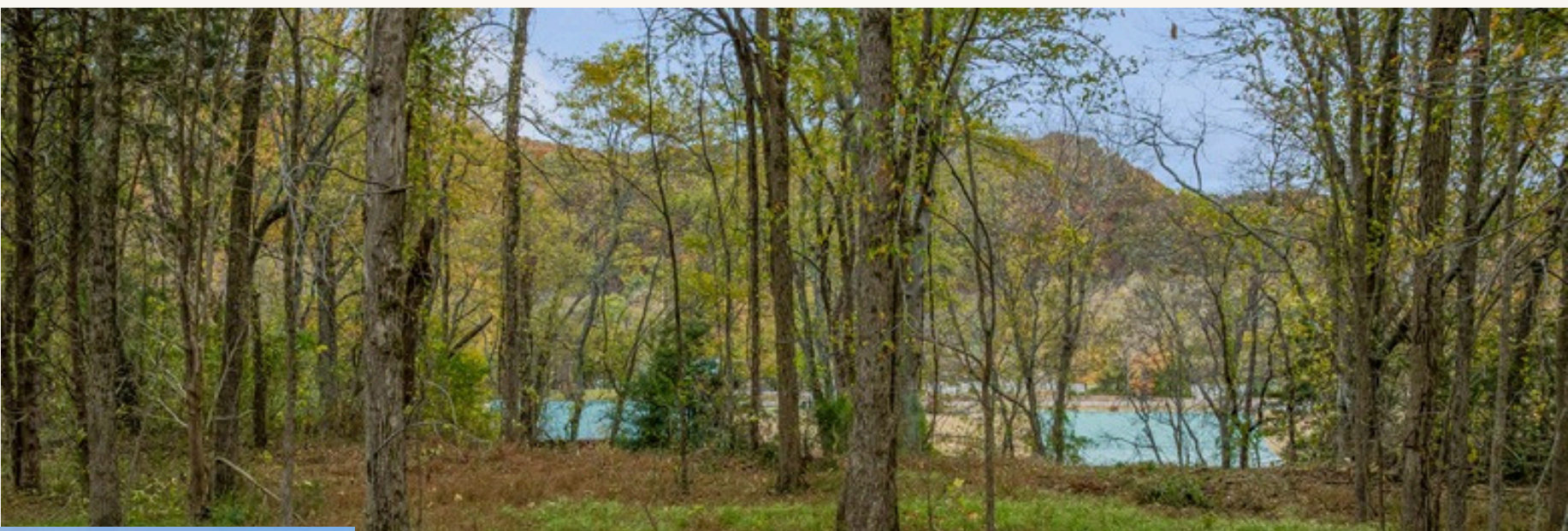
VALUE-ADD EXPANSION

ADDITIONAL BUILD SITES & OPPURTUNITIES

- Infrastructure includes privately maintained road, City Water, and permitted septic systems
- Numerous build sites available for expansion
- A picturesque forest on the Eastern portion of the site was once thought to be a perfect setting for an intimate wedding venue and additional cabins
- Additional riverfront site (1643) has a permitted septic already installed
- Campgrounds are permitted within RA Zoning, this use would be in alignment with Hot Springs' tourism
- Partially finished garage is a blank slate for new buyer

RA Zoning (Madison County, NC)

Permitted Uses Accessory Dwelling Accessory + Any form of agriculture or horticulture + Assembly Hall +Backyard Workshops +Barber Shop + Beauty Shop Bed and Breakfast Inn + Bus Station + Campgrounds (family) + Cemetery (family) + Churches and Religious Institutions + Clinic Club (non-profit) + Community Centers + Daycares + Duplex (two family dwelling) + Farmers Market/Produce Stand (on site) + Golf Courses + Home Occupations +Library + Lodge + Mobile Home + Nursery Park (private) + Park (public) + Professional Offices + Public Safety Facilities + Residential Vacation Rentals + Riding Stables Schools + Single-family dwellings +Solar Energy, (accessory) + Wind Energy System, (small)



ADDITIONAL BUILD SITE ON EASTERN PORTION



ACCESSORY GARAGE



RIVERFRONT LOT 1643 WITH PERMITTED SEPTIC

FINANCIAL OVERVIEW

Active Short-Term Rental

**\$25,000 to
\$35,000**

Annual Gross Rental Income **Per
Cabin**

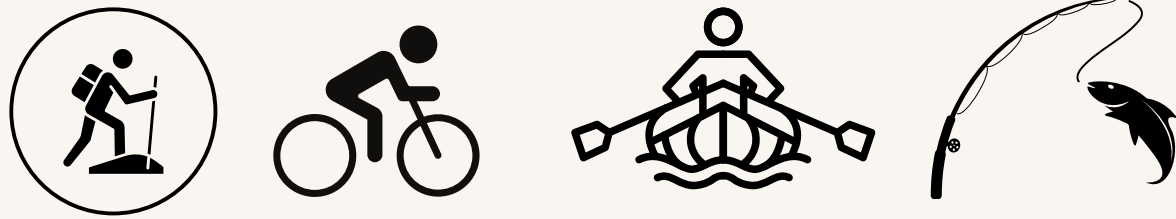
65%

Average Occupancy Rate

***Financial history available
upon request***



MARKET ANALYSIS



Regional Tourism Demand and Competitive Advantages

- Strong regional tourism focuses on outdoor recreation
- The Appalachian Trail and the French Broad River draw thousands of visitors annually
- High average daily rates and occupancy levels
- Limited riverfront inventory and favorable rental regulations
- The Hot Springs of Hot Springs, NC have been an Appalachian wellness destination for over a century



[illegible]

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

RECEIVED THE SECRETARY OF THE ARMY AT THE OFFICE OF THE
DATE 210 THE 12 DAY OF November
BY 10 AT 10:00 O'CLOCK P.

- Martin Luther
- Martin Luther

Filed: Madison County, NC
11/12/2014 04:24:27 PM
Buster Rector, Register of Deeds



Page 7 of 10

Keywords: child sexual abuse; disclosure; social support

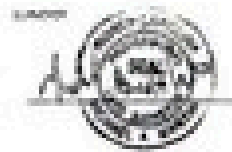


- SACTARY COVER MANHOLE
- LIVE 1' DEEP FLOOD
- LIVE FLOOD SET
- UNARMED POINT
- LIVE 1' DEEP
- 18" FLOOD DRIVE FLOOD
- EXISTING CONCRETE MONUMENT
- EXISTING 18" GAL. FLOOD

P.F. = POWER POLE W/ OVERHEAD LINES
 C.C. = CONTROL CORNER

ADJUTANT LAND SURVEYOR
BOUNDARY LINE SURVEYED
D. OF BRAND, OR EISEN RIVER
OVERLAND UTILITY LINE
LINE OF ROAD OR WAY

NOTE: THE SUBJECT IS AN ADULT (18 YEARS OLD) AT THE REPRESENTATION OF SPECIFIED PERSONS.
A COURT ORDERED SUBJECT TO COURT SUPERVISION IN THE DISTRICT OF COLUMBIA.

[illegible]

Abstract

444

DRY ROCK LAND SURVEYING P.A.
100 LOCUST GROVE RD
MINNEAPOLIS, MN 55425
PHONE: (612) 777-6666
C-3402

DATE: 11/11/2011

TITLE SOURCES

LOTS 1 & 2 ARE THE REMAINING PORTION
OF LOT 1 AS RECORDED IN P.B. & M. 844-
W/ 2.8 49 P. 252

[illegible]

PROPOSED DIVISION OF
LAND FOR
CHARLES FOWLER

TOWN OF HOT SPRINGS MADISON CO., NC
NOVEMBER 7, 2014 SCALE: 1"=200'



DOI: 10.1002/for

1. **NAME:** _____
 2. **DATE:** _____
 3. **TIME:** _____
 4. **LOCATION:** _____

CONTACT



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