

# Buddy's Harbor

**Business Information Pack**  
**7 July 2025**

# Buddy's Harbor Business Update to 30 June 2025



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Buddy's Harbor Boutique Resort & Marina is ideally located 3 miles from the Lake Ozark Strip by road, and at the 2-mile marker at the southwest end of McCoy Branch Cove. The lively year-round resort is set on 3 acres of gardens and grounds right on the edge of the lake, between The Four Seasons, Osage Beach, and the Lake Ozark Strip.

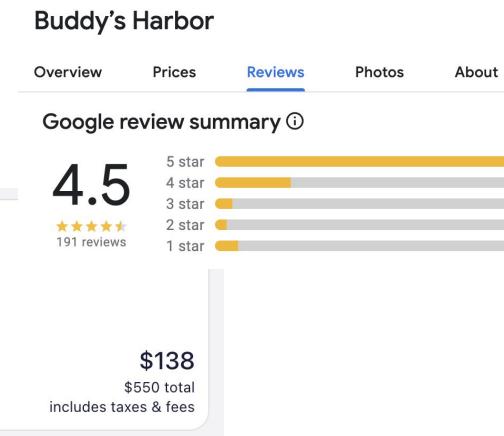
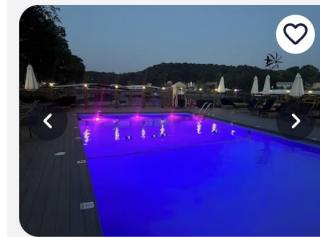
**The resort sports 18 rustic cabins and two condos as well as a 24 slip marina, gas dock, marina store, jetski and boat rentals, lakefront bar and restaurant, large pool, deck and gardens as well as a lounge bar and rec shed games room.**

[www.buddysharbor.com](http://www.buddysharbor.com)

# Excellent Reviews

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Excellent reviews attracting higher calibre guests and driving higher spend per head.



Google





# Buddy's Harbor Resort



- Moved to full GAAP accounting for 2025.
- Cashflow cash strong and 2026 booking already.
- Costs as expected.
- NOI for H1 2025 ahead of forecast.
- Dramatic improvement in February and March.
- Tough May and June but still ahead of 2024.
- Expect very strong H2 2025.

# Buddy's Pool & Gardens



*Buddy's pool, pool deck area and surrounding gardens provide a great space for guests and visitors alike. The areas are covered by one of the resort's two liquor licences.*

*The pool update delivered in pool lighting, new filtration, automated chemicals, cleaning and remote monitoring. Also incorporates a heating and cooling system.*

# Buddy's Marina, cStore & Rentals



**Buddy's Marina incorporates 24 slips including space for 6 large boats and six jetskis. Full electrical and fresh water for all slips, the marina store, gas pump and deck area are popular.**

**The boat ramp is year round, low-water usable.**

# Buddy's Silo Bar & Kitchen



**There are two areas for Buddy's Food & Beverage operation. On the lakefront is Buddy's Silo Bar and Kitchen. Open from spring through the fall.**

**The paved 1800+ square feet of patio is right on the lake with full lake access. The popular food trailer provides gourmet short order deli fare. The Silo Bar is a full service cocktail bar with two full cocktail stations.**

# Buddy's Lounge Bar & Pizzeria



**Buddy's Lounge Bar & Pizzeria has hit a chord with locals and guests with high praise for hand-crafted artisan wood-fired pizzas. A totally unique 'Dive Bar' vibe with pool table, music and wood stove to keep it cozy through the off season!**

# Buddy's brand carefully developed

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The collage illustrates the comprehensive nature of Buddy's brand development, spanning from high-end fashion sponsorships to grassroots community events and major sports sponsorships. Key elements include:

- High-end Sponsorship:** Sandra Bullock wearing a "WISH I WAS @ Buddy's" t-shirt at a Four Seasons Hotel event.
- Local Presence:** A woman wearing a "WE'RE GOING TO BUDDY'S" t-shirt and a "Buddy's Harbor" baseball cap.
- Super Bowl Sponsorship:** A promotional poster for the Super Bowl featuring the KC Chiefs vs SF 49ers.
- Branding:** The exterior of "BUDDY'S SILO BAR & KITCHEN" with a woman standing outside.
- Classic Car Show:** A poster for "BUDDY'S HARBOR PRESENTS CLASSIC CAR Show" with a "FREE ENTRY" offer and a "FIRST PLACE PRIZE AVAILABLE".
- Community Events:** Posters for "BIKEFEST GATHERING" and "HAPPY LABOUR DAY" featuring a woman in a hard hat and tools.
- Entertainment:** A poster for "COME CELEBRATE FRIDAY THE 13TH CLASSIC MOVIES" featuring a skull.
- Food & Beverage:** A poster for "BUDDY'S KITCHEN & SILO BAR" with a "OPEN NOON 'TILL SUNSET" sign.
- Sports:** A poster for the "KC CHIEFS VS SF 49ERS" game.
- Entertainment:** A poster for "24 SEASONS" with a "FREE WITH WEEKENDS ONLY" offer.
- Interior:** A photograph of a Buddy's lounge interior with a bar and a large screen.

# Contact Details



## We're here to help!

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