

OFFERING MEMORANDUM



D'MONACO LUXURY RESORT

4125 State Highway 86
Ridgedale MO 65739

D'MONACO LUXURY RESORT

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Exclusively Marketed by:

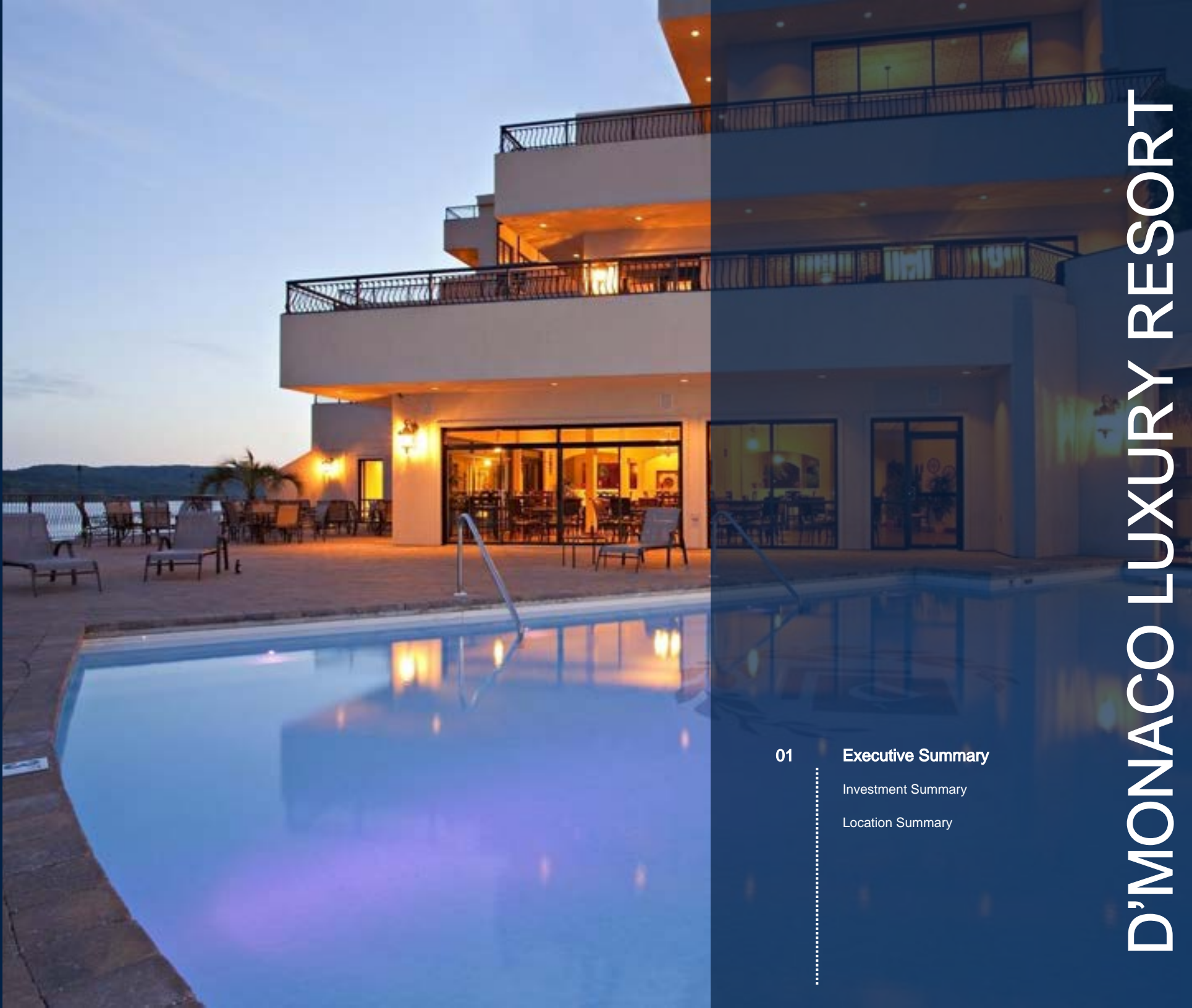
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01

Executive Summary

Investment Summary

Location Summary

D'MONACO LUXURY RESORT

OFFERING SUMMARY

ADDRESS	4125 State Highway 86 Ridgedale MO 65739
COUNTY	Taney
1BD / 1BA	24
2BD / 2BA VILLAS	3
TOTAL ROOMS	55
2BD / 2BA SUITES	25
3BD / 3BA VILLAS	3
LAND ACRES	2.11
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$37,000,000 - (Includes Hotel Development Project)
PRICE PER KEY	\$672,727
PRICE PSF	\$1,629,000

RESORT OVERVIEW

- The D'Monaco Luxury Resort sits on ±2.11 acres, improved with a ten unit boutique resort property structure and a new 45-unit adjoining condominium unit building.
- There is a total of 55 units comprised of 1,2, and 3 bedroom villas and suites. Villa and suite size ranging between 680 SF to 3,600 SF.
- The gross building area (sq/ft) is 22,713 SF.
- Beautiful ±531 feet of lake frontage on the prestigious Table Rock Lake in Southern Missouri.

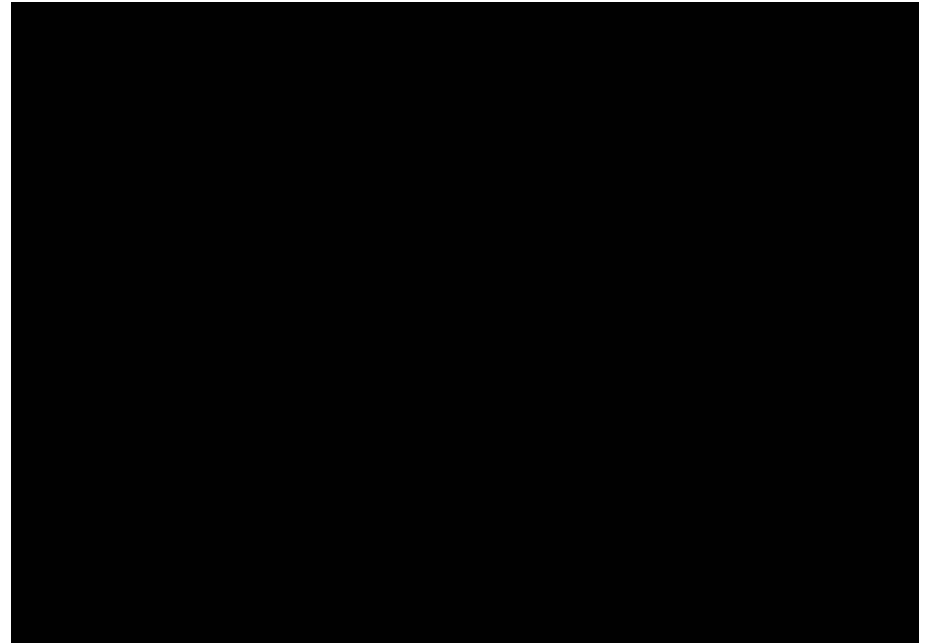


LOCATION SUMMARY

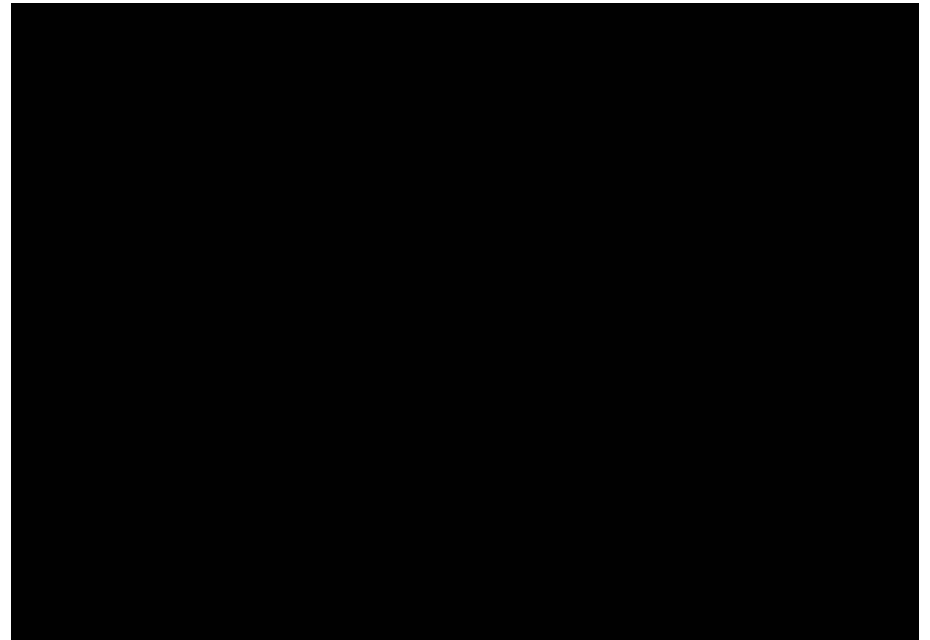
- The subject property is located in Taney County, Missouri in the Tri-Lakes area in Southwest Missouri in the heart of what is known as the Ozarks Region on MO State Route 86. It enjoys easy access to Branson, MO via State Route 86/US Highway 65. Branson is the largest economic influence in the Tri-Lakes Area.
- It is served by several highways including U.S. Highways 65 and 160 and State Routes 76, 165, 265, and 248. The presence of adequate highway transportation facilities in association with the man-made and natural scenic attractions give a strong economic base for the region.
- The growth of the towns of Branson and Kimberling City and the importance of Taney and southern Stone Counties to the tourism industry is due in large part to the construction of U.S. 65 over Lake Taneycomo at Branson and of the Highway 13 Bridge over Table Rock Lake at Kimberling City.
- Branson, Kimberling City, Hollister, Reed Spring, and Forsyth are located in the White River Basin in the center of what is often referred to as the Tri-Lakes Recreational Area covered by Stone and Taney Counties located along the southern border of Missouri in the western portion of the Ozarks.

This area is commonly defined as the area dominated by a series of lakes on the White River formed by a series of dams. These lakes include Lake Taneycomo, Table Rock Lake, and the upper part of Bull Shoals Lake in Taney and Stone Counties.

Regional Map



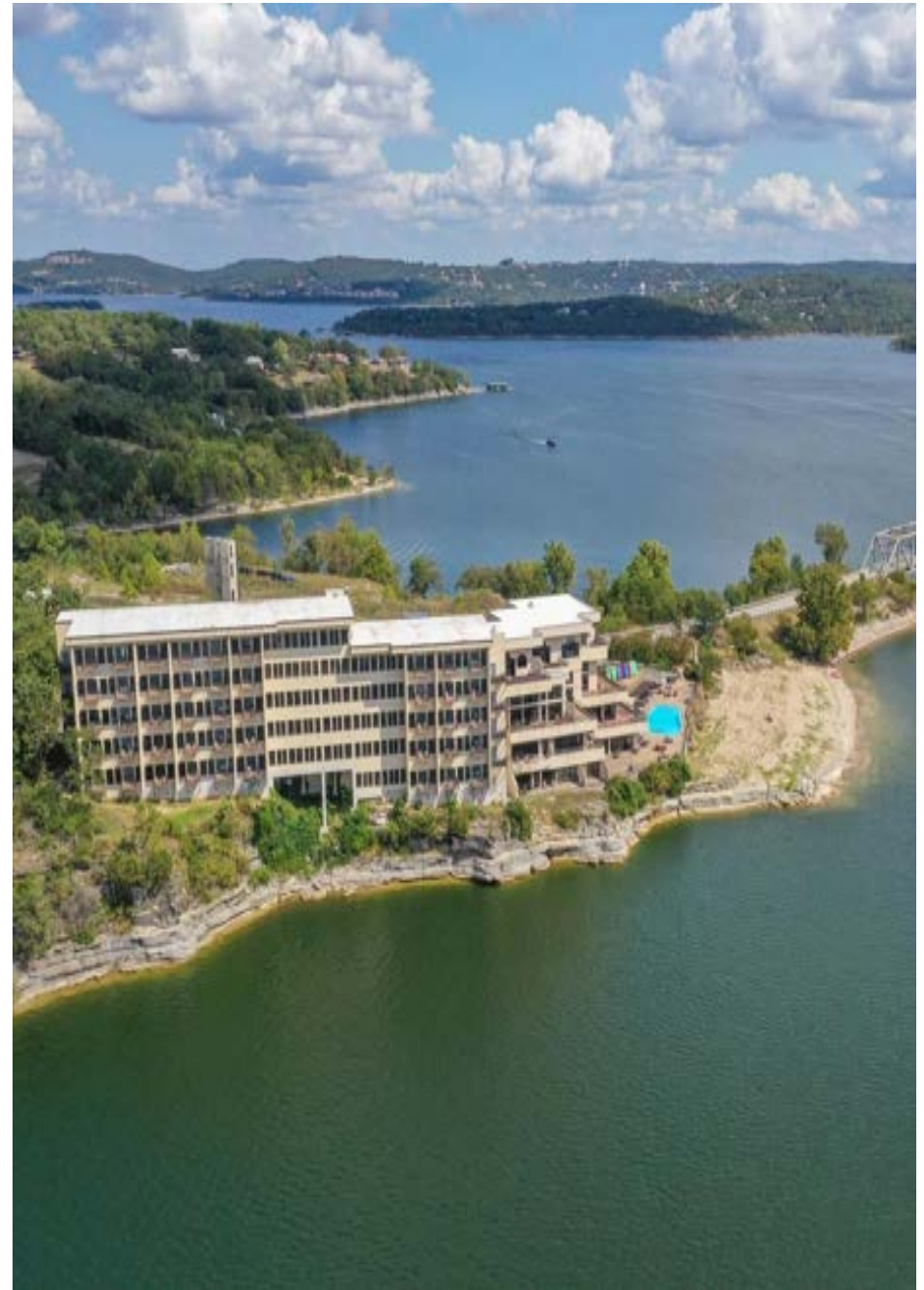
Locator Map



- The central feature of the Branson and Tri-Lakes Area is its economic base which is dominated by tourism. The presence of several geological features, including the lakes, and the development of several attractions has made the area a popular destination with a pattern of steady growth over a period of decades. Although this industry is centered around Branson and the north side of Table Rock Lake, it affects the entire area. The tourism industry is of a size that it dominates the entire community, including government, society, population, and employment. Any description of this area must start with a discussion of the tourism industry.
- Area visitation is estimated at over 9 million visitor and tourist, with approximately 3.7 million that are specifically attracted to Table Rock Lake and its attractions. The local chamber and the city government claim there are around six million visitors per year to the Branson and Tri-Lakes area and that that number should grow to well over ten million within a few years. Other private studies suggest that the number of visitors is actually closer to three million per year. Although this area enjoys a national reputation, it actually serves a large regional market and totals less than one percent of the total American tourism market.

POPULATION GROWTH

- Population growth over the past few decades has been at an accelerated rate in comparison to the preceding two decades and also the rest of the State of Missouri. The Stone and Taney County areas are historically among the fastest growing regions of the state with $\pm 62\%$ and $\pm 56\%$ increases, respectively, in population between 1990 and 2000.
- From 2000 to 2017, populations have grown an additional and $\pm 37\%$ in Taney County and $\pm 2.5\%$ in Stone County. Population projections indicate that populations of both areas should continue to increase over the next two decades at a rate greater than the State of Missouri.



BRANSON

- Branson is a popular Midwest tourist destination that attracts over 9 million visitors annually and 3.7 million of them are specifically attracted to Table Rock Lake and area destinations. \$300+ million new investments underway.
- Trip Advisor ranks as 18th best U.S. Vacation destination and #1 Value destination. Expanded air service to Branson Airport expected to expand. Non-stop service to Branson Airport from Denver, Houston, Austin, Chicago, and New Orleans started Spring 2017.
- Retail sales are growing an average of 3.2% per year in the Branson area, and approximately 90% of the areas visitors drive to Branson.
- As mentioned earlier, Branson is the largest economic influence in the Tri-Lakes Area. It is served by several highways including U.S. Highways 65 and 160 and State Routes 76, 165, 265, and 248. The presence of adequate highway transportation facilities in association with the man-made and natural scenic attractions give a strong economic base for the region. The growth of the towns of Branson and Kimberling City and the importance of Taney and southern Stone Counties to the tourism industry is due in large part to the construction of U.S. 65 over Lake Taneycomo at Branson and of the Highway 13 Bridge over Table Rock Lake at Kimberling City.
- 10 month-tourism season:
Spring/Summer dominated by families
Fall/holiday dominated by adults and retirees; nationally known for Veteran's Day celebration
Convention Center averages 200+ annual events and drew record 75,000 visitors in 2016

TOURISM GROWTH

- The central feature of the Branson and Tri-Lakes Area is its economic base which is dominated by tourism. The presence of several geological features, including the lakes, and the development of several attractions has made the area a popular destination with a pattern of steady growth over a period of decades. Although this industry is centered around Branson and the north side of Table Rock Lake, it affects the entire area. The tourism industry is of a size that it dominates the entire community, including government, society, population, and employment. Any description of this area must start with a discussion of the tourism industry.
- The growth of the tourism industry is confined primarily to west central Taney County and southeast Stone County. The most intense development of the strip is centered around the intersections of Highway 76 with the roads leading to the lake bridges. Although explosive growth has migrated westward from the Highway 76-U.S. Highway 65 interchange, such growth in the vicinity of the Highway 76-Highway 13 intersection appear to be migrating south.
- Missouri Highway 76, which is the only continuous highway connecting the two towns and the recreation areas of the two lakes, is heavily developed with a complex of motels, restaurants, shopping malls, go-cart tracks, country music shows, and other tourism-related businesses and is referred to locally as the "Branson Strip."
- \$80 million streetscape / promenade investment in Entertainment District underway ("Spirit of 76" project)
Visitation Passes 9 Million (+530,000 Over 2016)
Record Tax Receipts (9.1% Increase Over 2016)
Theaters + 15.5%
Amusements + 10.9%
Lodging + 5.3%
Restaurants +4.2%
\$300+ million in new investments underway
\$80 million streetscape / promenade investment in Entertainment District underway (Spirit of 76 projects)



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

TOTAL ROOMS	55
1BD / 1BA	24
2BD / 2BA SUITES	25
2BD / 2BA VILLAS	3
3BD / 3BA VILLAS	3
LAND ACRES	2.11
LAKE FRONTAGE	±531 feet of lake frontage along the government take line
ROAD FRONTAGE	On Highway 86
ZONING	County Performance District
TOPOGRAPHY	Gently Sloping
LOT DIMENSION	Irregular
IMPROVEMENTS	Onsite electric and water. Private sewerage
ELEVATOR	There is an elevator serving each level of the structure

STRUCTURAL IMPROVEMENTS

GROSS BUILDING AREA	22,713 SF
NET CONDO UNITS AREA	18,646 SF
COMMON SERVICE AREA	4,067 SF

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete Floors, Steel and Wood
BALCONIES	Multiple composite balconies and decking
INTERIOR FINISHES	Luxury residential quality

UTILITIES

WATER	Private
SANITARY SEWER	Private
ELECTRICITY	Private
TELEPHONE	Private
NATURAL GAS	Private
CONVENIENCE	Private, Local Purveyors

AMENITIES

SPA	Yes
POOL	Yes
CONFERENCE ROOM	Yes
POOL TERRACE	Yes
WIFI	Yes
RESTAURANT	Yes

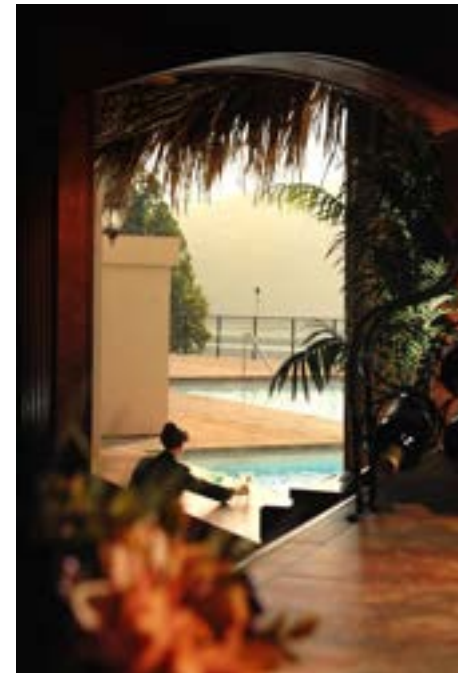


Table Rock

Table Rock
State Park

165

65

265

265

65

BUFFALO RIDGE
SPRINGS GOLF COURSE

PAYNE'S VALLEY
GOLF COURSE

BIG CEDAR LODGE
BENT HOOK MARINA

Uncle Buck's

TOPPER ROCK

BRANSON
UNIVERSITY

LOST CANYON GOLF
& NATURE TRAIL

conoco

BASS PRO SHOPS
BIG CEDAR LODGE

86

Ridgedale

DOLLAR GENERAL

BASS PRO
SHOOTING ACADEMY

UNITED STATES
POSTAL SERVICE

State Line Auto

RAPID ROBERT'S

conoco

65

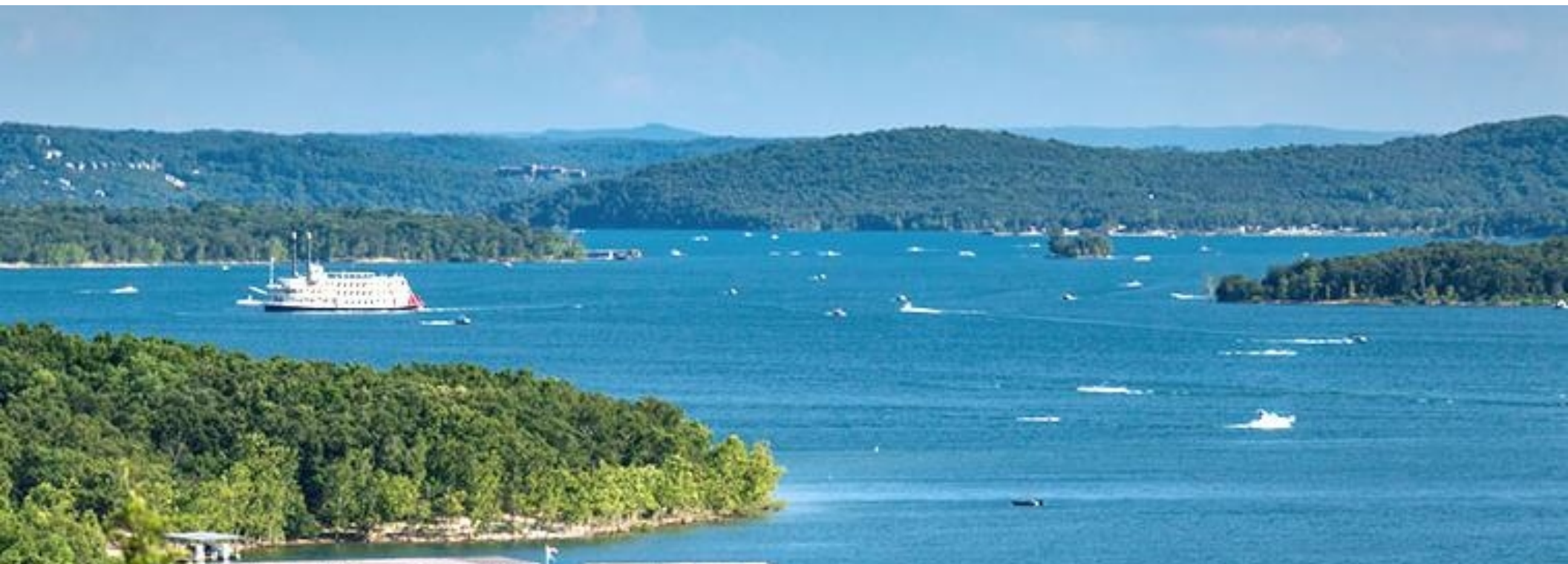
TRIBUTE
PORTFOLIO RESORT

4134 STATE HWY 86
RIDGEDALE, MO

86

D'MONACO
LUXURY RESORT

4125 HIGHWAY 86
RIDGEDALE, MO











03

Room Rates

Room Rate Summary

Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
20	680	1bd / 1ba Suites w/ Balcony	\$319	\$255	Floors 1-6 Phase II
4	1500	1bd / 1ba Villas	\$349	\$279	Level 4 of Phase I (Large Verandas)
10	1200	2bd / 2ba Suites	\$399	\$319	Floors 1-6 Phase II
15	1320	2bd / 2ba Suites w/ Balcony	\$499	\$399	Floors 1-6 Phase II
3	2800	2bd / 2ba Villas	\$646	\$516	Level 2 of Phase I (Large Verandas)
3	3600	3ba / 3ba Villas	\$844	\$675	Level 3 and Level 1 Phase I





04

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	495	1,930	4,343
2010 Population	562	2,212	5,008
2021 Population	605	2,385	5,402
2026 Population	629	2,487	5,622
2021 African American	5	20	43
2021 American Indian	6	21	43
2021 Asian	6	20	45
2021 Hispanic	14	61	148
2021 Other Race	0	5	20
2021 White	580	2,289	5,161
2021 Multiracial	7	31	87
2021-2026: Population: Growth Rate	3.90 %	4.20 %	4.00 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	22	104	230
\$15,000-\$24,999	26	102	241
\$25,000-\$34,999	27	115	323
\$35,000-\$49,999	56	218	453
\$50,000-\$74,999	48	192	439
\$75,000-\$99,999	26	100	236
\$100,000-\$149,999	43	133	272
\$150,000-\$199,999	11	37	71
\$200,000 or greater	22	90	177
Median HH Income	\$53,560	\$50,565	\$48,820
Average HH Income	\$84,603	\$82,484	\$77,630

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	223	1,122	2,437
2010 Total Households	259	1,003	2,236
2021 Total Households	281	1,090	2,443
2026 Total Households	294	1,139	2,551
2021 Average Household Size	2.15	2.19	2.08
2000 Owner Occupied Housing	179	676	1,469
2000 Renter Occupied Housing	44	166	407
2021 Owner Occupied Housing	232	904	1,967
2021 Renter Occupied Housing	50	186	476
2021 Vacant Housing	97	1,056	1,828
2021 Total Housing	378	2,146	4,271
2026 Owner Occupied Housing	243	950	2,068
2026 Renter Occupied Housing	51	189	484
2026 Vacant Housing	107	1,135	1,976
2026 Total Housing	401	2,274	4,527
2021-2026: Households: Growth Rate	4.55 %	4.40 %	4.35 %



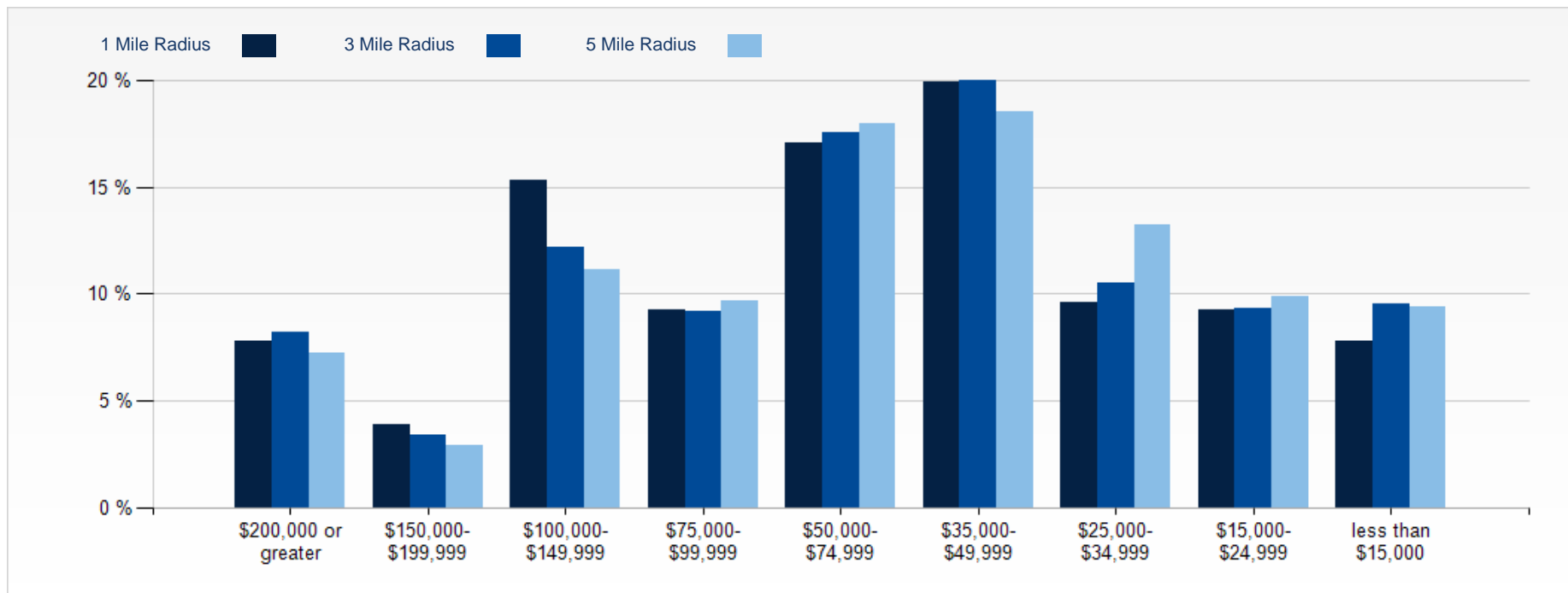
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	24	95	237
2021 Population Age 35-39	28	101	226
2021 Population Age 40-44	29	109	235
2021 Population Age 45-49	30	119	257
2021 Population Age 50-54	38	142	293
2021 Population Age 55-59	59	218	441
2021 Population Age 60-64	73	267	517
2021 Population Age 65-69	68	273	549
2021 Population Age 70-74	65	270	545
2021 Population Age 75-79	37	166	362
2021 Population Age 80-84	20	98	226
2021 Population Age 85+	15	64	145
2021 Population Age 18+	523	2,077	4,707
2021 Median Age	58	59	56

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,362	\$50,784	\$52,692
Average Household Income 25-34	\$80,577	\$76,811	\$77,024
Median Household Income 35-44	\$59,689	\$58,098	\$58,628
Average Household Income 35-44	\$83,457	\$85,076	\$85,405
Median Household Income 45-54	\$72,523	\$65,708	\$60,673
Average Household Income 45-54	\$126,419	\$117,960	\$103,207
Median Household Income 55-64	\$56,867	\$53,866	\$52,061
Average Household Income 55-64	\$84,810	\$88,699	\$85,254
Median Household Income 65-74	\$53,270	\$51,554	\$49,094
Average Household Income 65-74	\$82,167	\$81,268	\$76,920
Average Household Income 75+	\$59,599	\$57,250	\$55,141

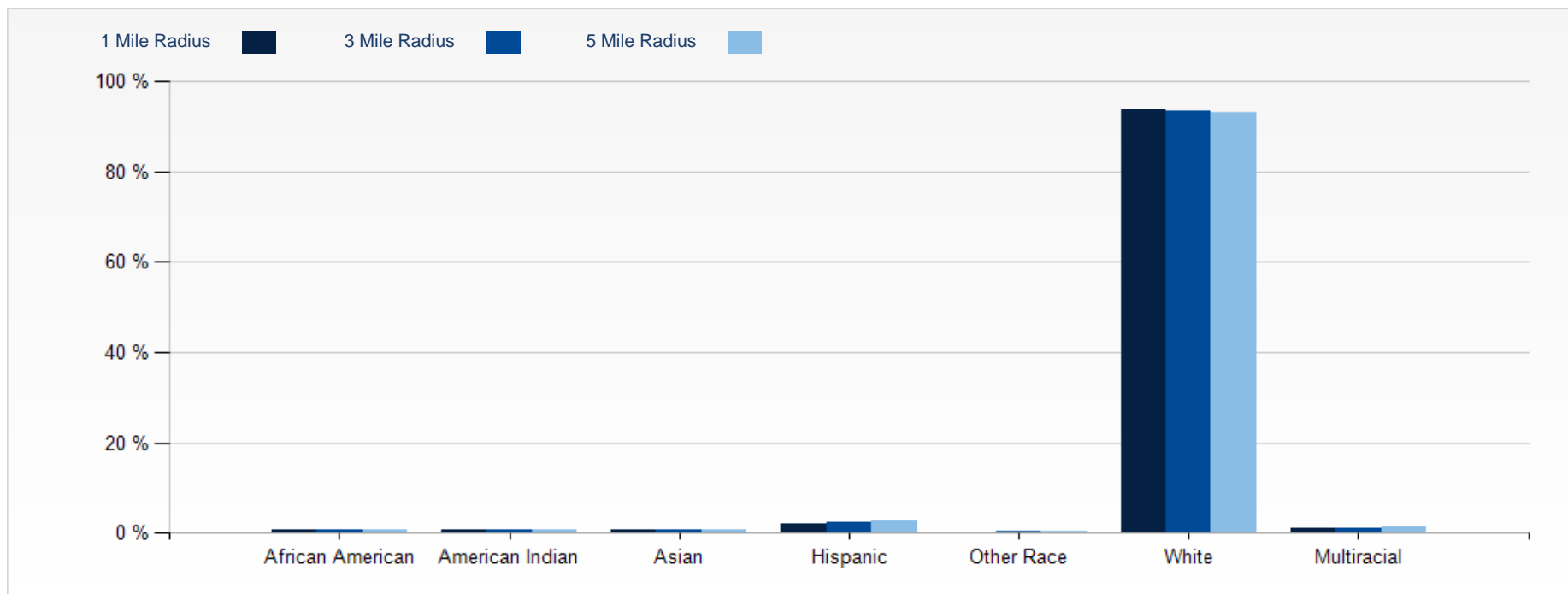
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	25	96	222
2026 Population Age 35-39	29	113	275
2026 Population Age 40-44	31	116	258
2026 Population Age 45-49	32	124	270
2026 Population Age 50-54	36	142	301
2026 Population Age 55-59	53	192	379
2026 Population Age 60-64	71	265	527
2026 Population Age 65-69	71	277	557
2026 Population Age 70-74	71	282	555
2026 Population Age 75-79	49	220	460
2026 Population Age 80-84	24	116	267
2026 Population Age 85+	17	80	188
2026 Population Age 18+	546	2,168	4,892
2026 Median Age	59	60	57

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,429	\$53,674	\$56,914
Average Household Income 25-34	\$88,061	\$84,462	\$83,494
Median Household Income 35-44	\$68,260	\$64,566	\$64,898
Average Household Income 35-44	\$96,090	\$97,053	\$97,252
Median Household Income 45-54	\$89,126	\$74,295	\$66,811
Average Household Income 45-54	\$143,803	\$133,319	\$115,992
Median Household Income 55-64	\$70,910	\$65,103	\$59,792
Average Household Income 55-64	\$99,427	\$103,240	\$98,046
Median Household Income 65-74	\$60,171	\$56,401	\$53,250
Average Household Income 65-74	\$94,859	\$93,799	\$88,092
Average Household Income 75+	\$66,879	\$63,822	\$61,011

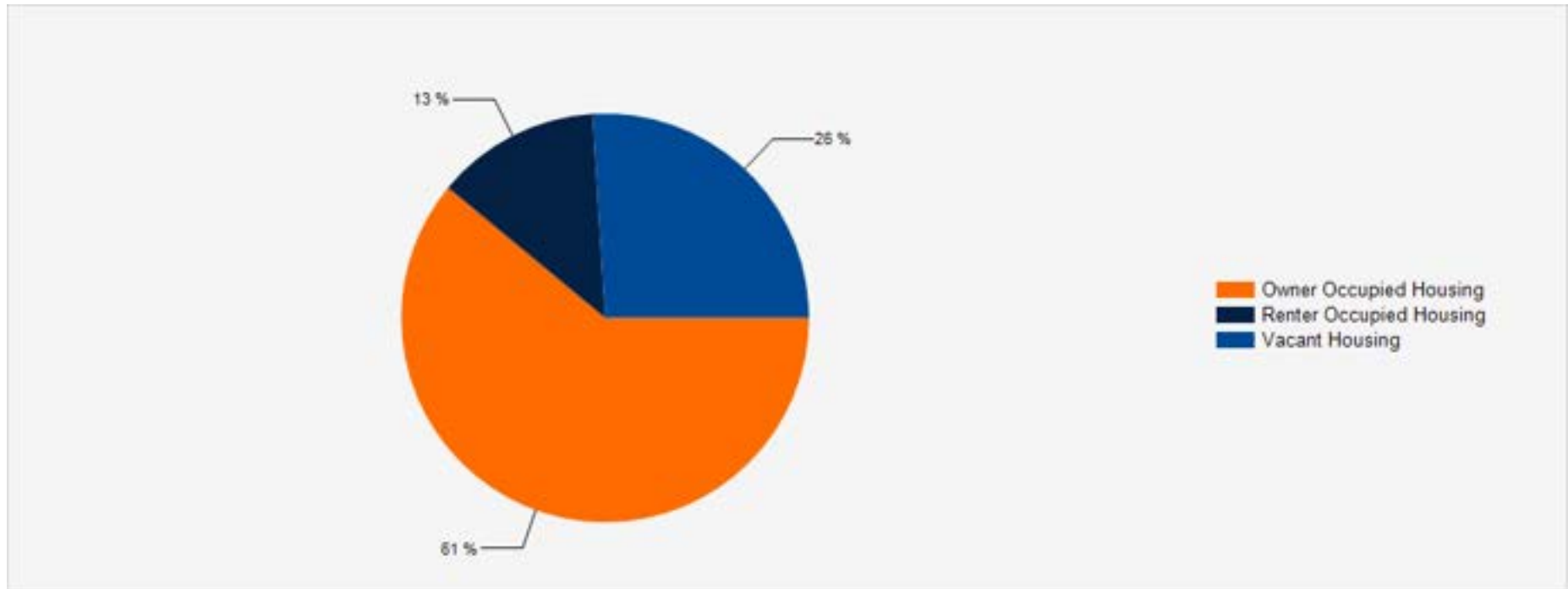
2021 Household Income



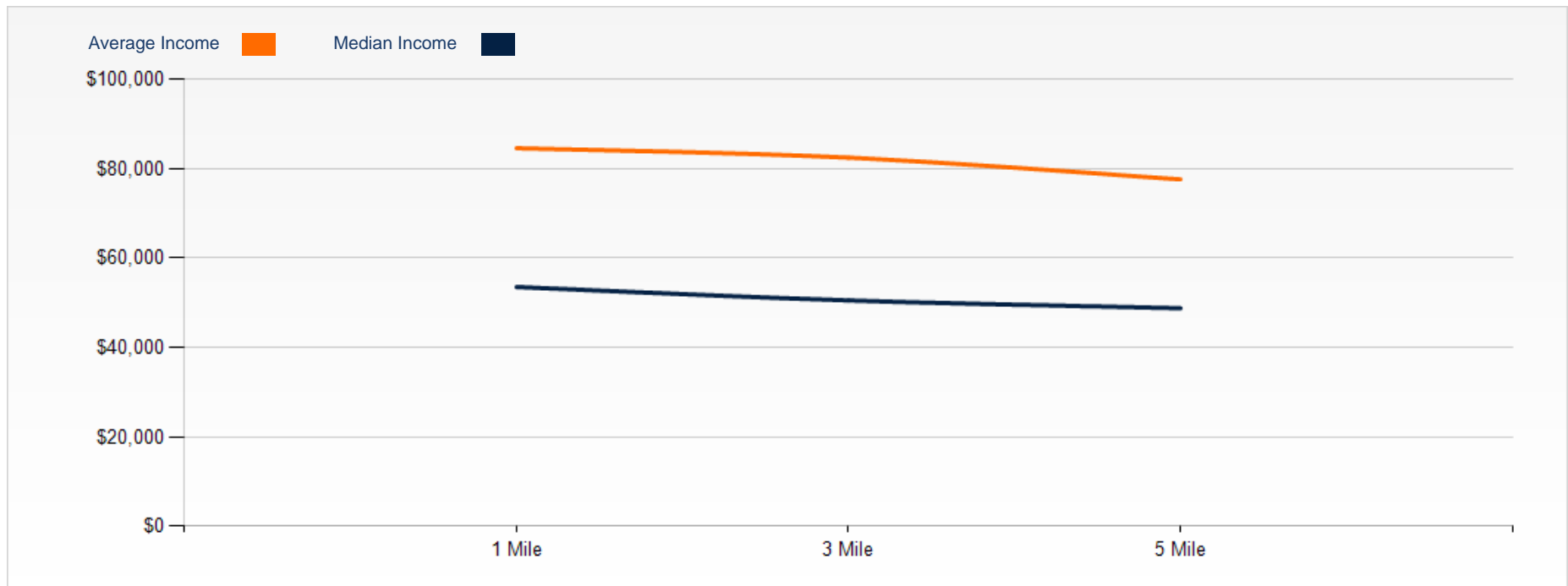
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



D'MONACO LUXURY RESORT

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