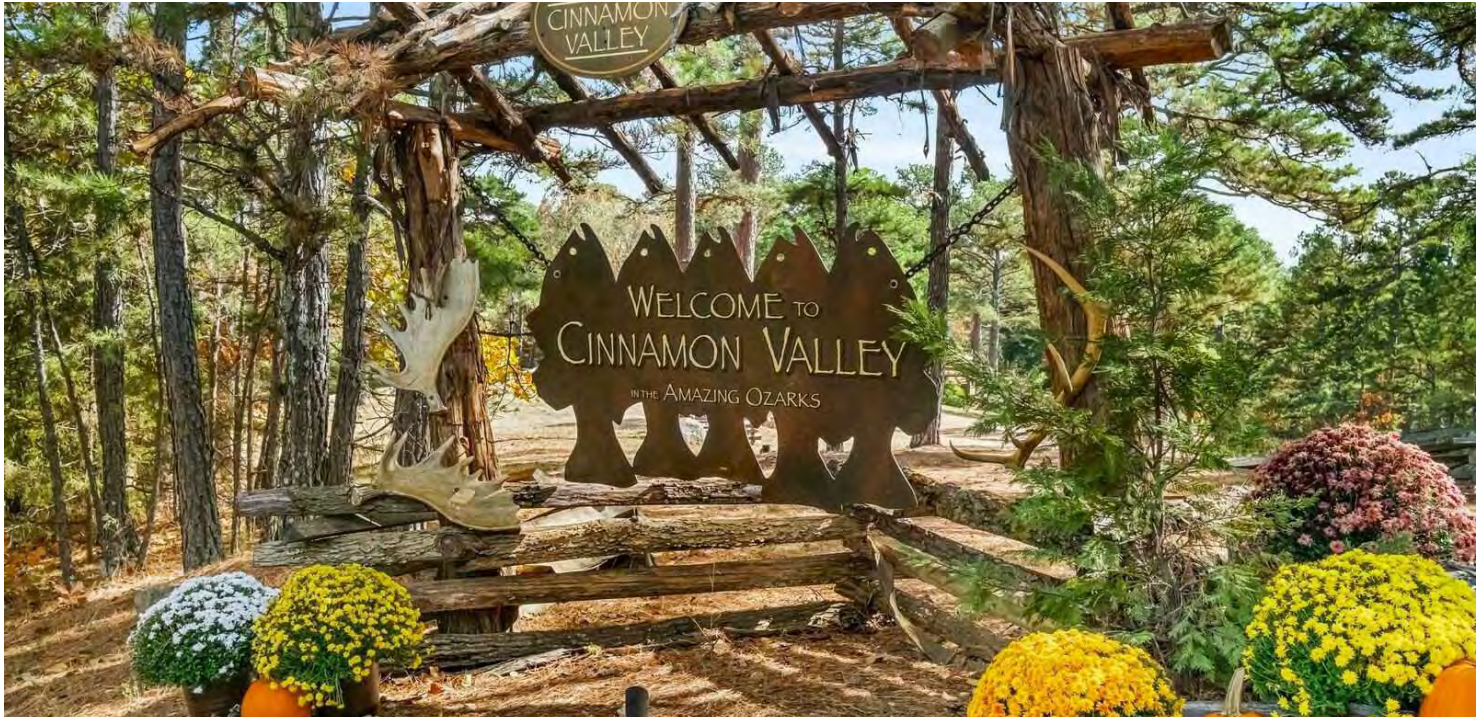


## CINNAMON VALLEY

3134 E Van Buren, Eureka Springs, AR 72632



### VIDEO

#### PROPERTY DESCRIPTION

Discover Cinnamon Valley, a luxury log cabin retreat nestled on +/- 136 acres in the Ozark Mountains. This enchanting property boasts 9 fully furnished luxury cabins, each offering a blend of comfort and elegance, on-property trails, as well as a plush management office with modern amenities, large washer and dryer, and guest lobby. Six spring-fed lakes that run throughout the year, offering prime fishing spots filled with Bass, Crappie, Perch, and Catfish. With expansive grounds, and less than 10% being utilized, there's ample opportunity for expansion, including two electrical junctions for future cabins. In 2023, gross income surpassed \$575,000. Maximized pricing, and occupancy, would offer substantial increases in revenue. Furnishings and equipment, worth +/- \$850,000, are included such as a tractor, 2007 Toyota Tacoma, tools for property management and more. Just 1.5 miles from Downtown Eureka Springs and 7.5 miles from Beaver Lake and the White River, guests enjoy convenience and abundant recreational opportunities.

#### OFFERING SUMMARY

|                  |                                 |
|------------------|---------------------------------|
| Sale Price:      | \$5,000,000                     |
| Number of Rooms: | 9 + Office with Living Quarters |
| Lot Size:        | 136 Acres                       |
| Building Size:   | 9,607 SF                        |
| NOI:             | \$273,998.00                    |
| Cap Rate:        | 5.48%                           |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 163      | 2,840    | 9,412    |
| Total Population  | 301      | 4,856    | 16,707   |
| Average HH Income | \$46,647 | \$45,600 | \$50,365 |

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - ELK LODGE

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## LUXURY CABIN RETREAT FOR SALE



# CINNAMON VALLEY - BARN

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - CATTAIL

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - MOUNTAINEER

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - HIDEAWAY

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - CATTLEMAN

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - WHITETAIL

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - CHEROKEE

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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY - LAKEHOUSE

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## LUXURY CABIN RETREAT FOR SALE

### CINNAMON VALLEY - OFFICE/MGMT QUARTERS

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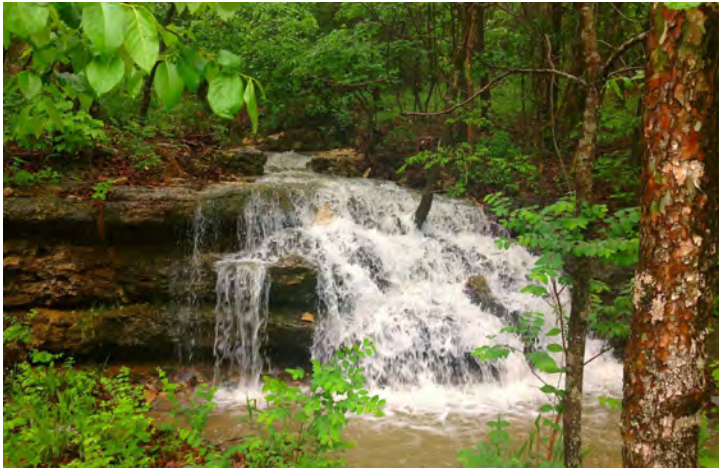
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## LUXURY CABIN RETREAT FOR SALE

# CINNAMON VALLEY

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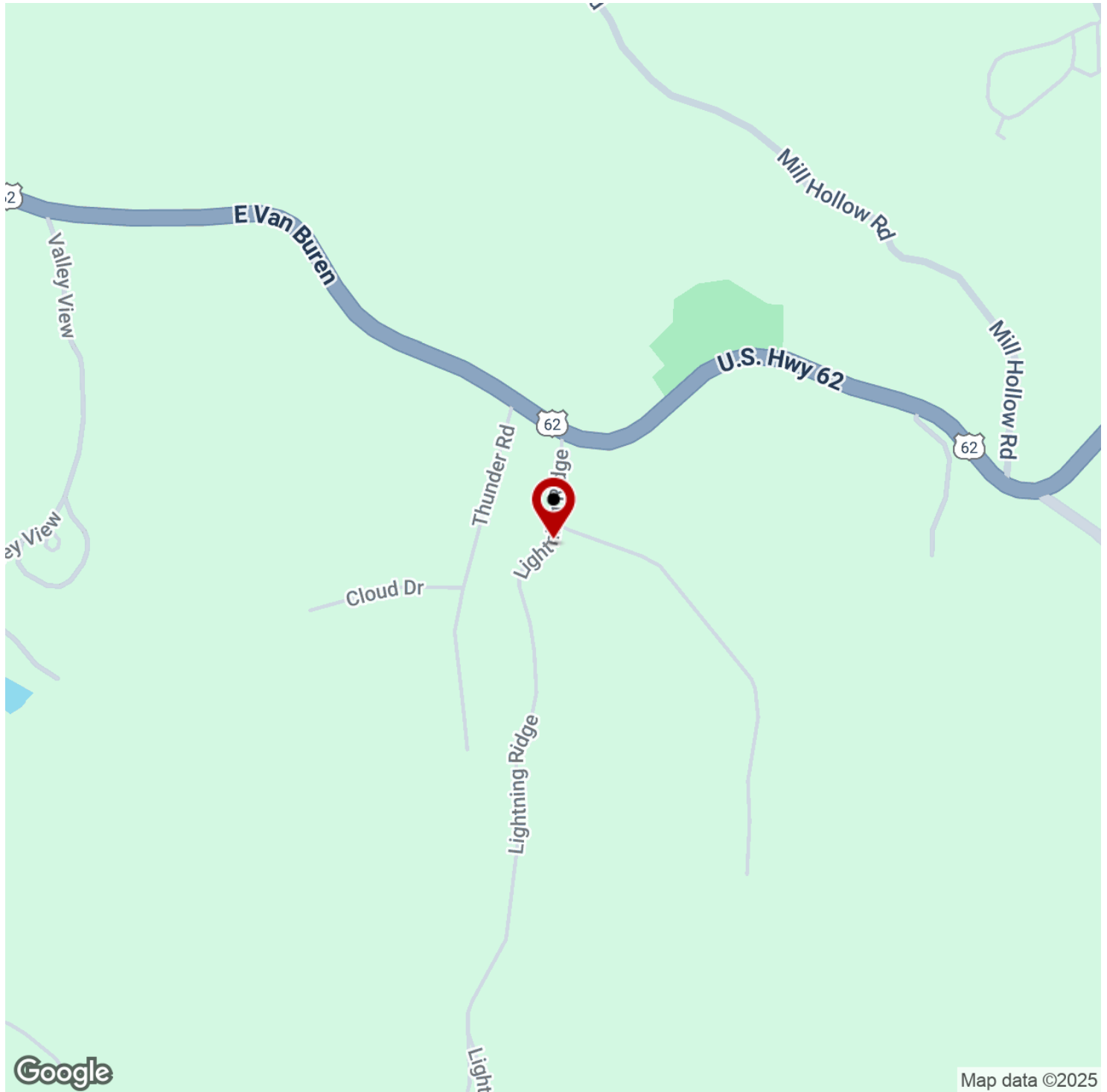
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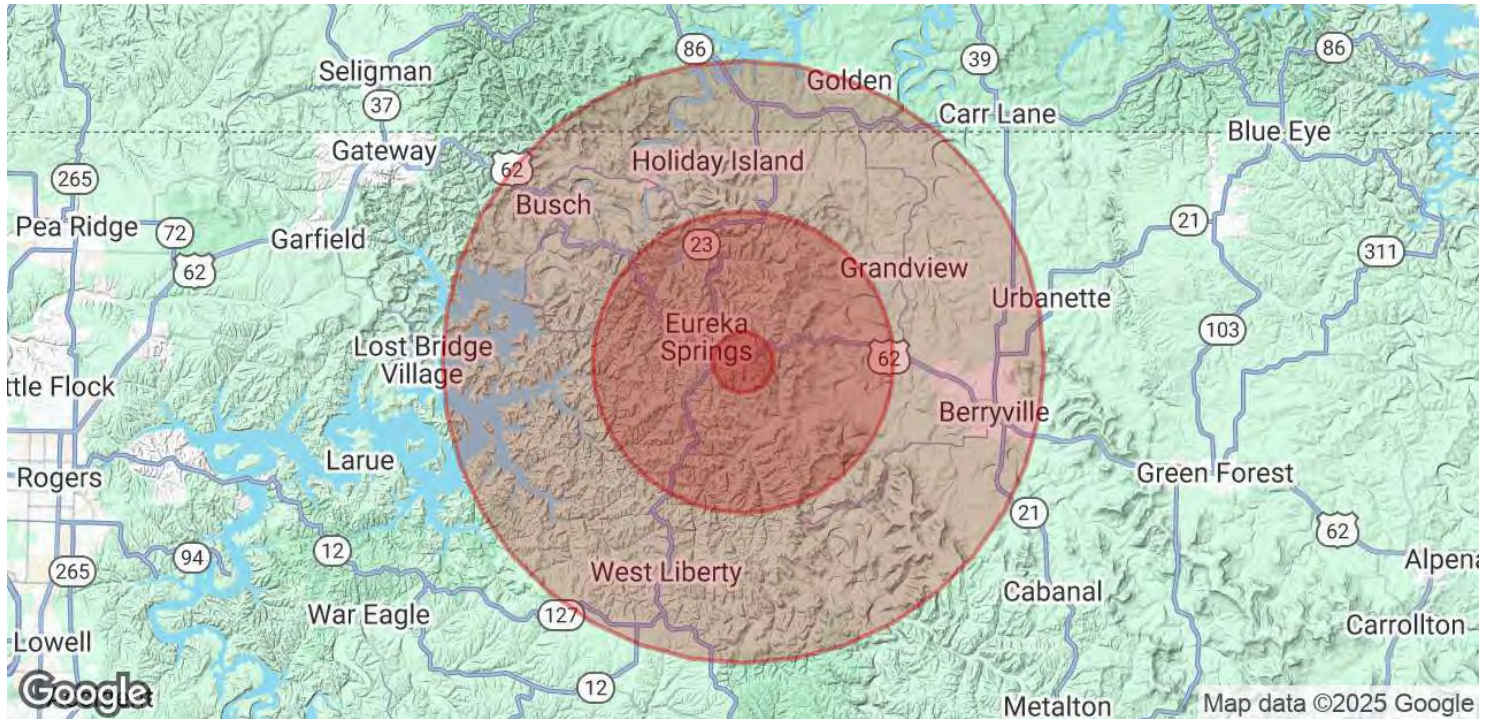
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## LUXURY CABIN RETREAT FOR SALE



# CINNAMON VALLEY

3134 E Van Buren, Eureka Springs, AR 72632



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 301    | 4,856   | 16,707   |
| Average Age          | 51.7   | 52.4    | 49.8     |
| Average Age (Male)   | 47.2   | 50.9    | 48.7     |
| Average Age (Female) | 55.0   | 52.8    | 50.1     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 163       | 2,840     | 9,412     |
| # of Persons per HH | 1.8       | 1.7       | 1.8       |
| Average HH Income   | \$46,647  | \$45,600  | \$50,365  |
| Average House Value | \$160,197 | \$175,743 | \$173,148 |

2020 American Community Survey (ACS)

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