

Covered Wagon Saloon & RV Park

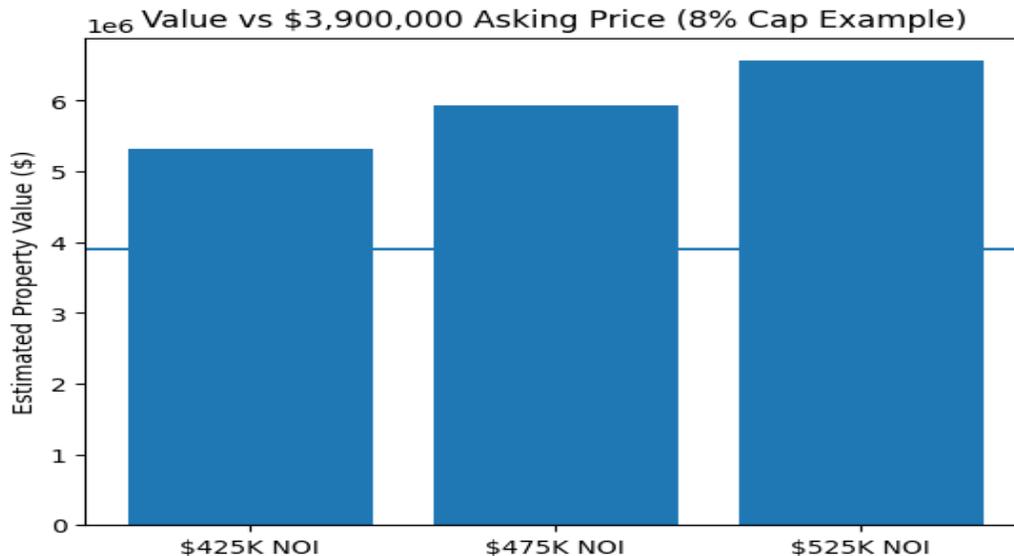
\$3,900,000 Hospitality Investment | Swan Valley, Idaho

Investment Summary
• Turnkey saloon and 32 site RV park
• Tourism corridor between Idaho Falls, Jackson Hole and Yellowstone
• Projected income: \$425,000.00 – \$525,000.00
• Significant upside from tiny homes and short term rentals
• Owner operator lifestyle property with ability to live onsite

Income Projection

Income Scenario	Projected Annual Income
Conservative	\$425,000.00
Expected	\$475,000.00
High	\$525,000.00

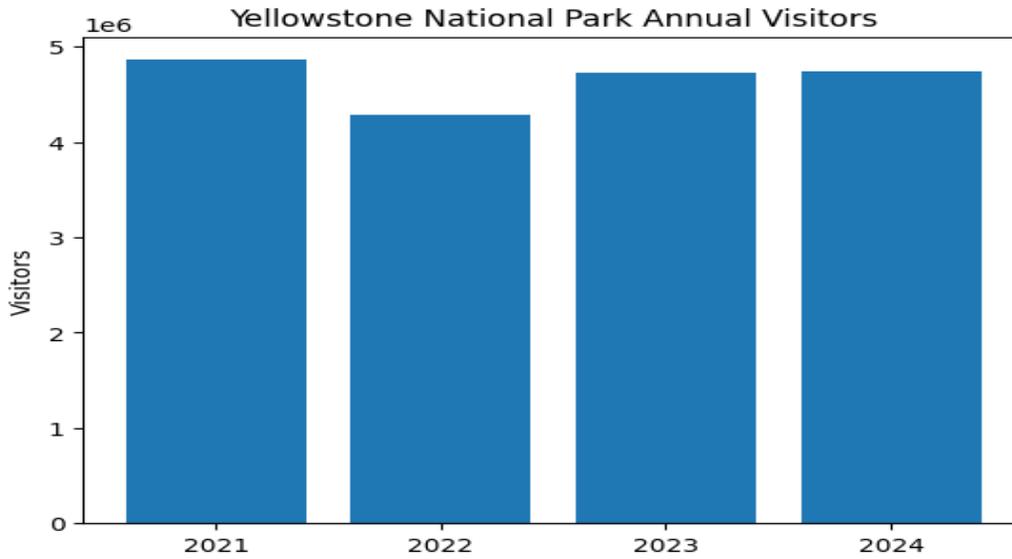
Value vs Asking Price



Short Term Rental Expansion Potential

Tiny Home Expansion Example	Nightly Rate	Estimated Annual Revenue
6 Units	\$125.00	\$164,250.00
10 Units	\$125.00	\$273,750.00

Tourism Demand Drivers



Yellowstone National Park attracts approximately 4,700,000 visitors annually. Communities along the Idaho Falls to Jackson Hole corridor benefit from tourism demand for lodging, RV camping, food service, and entertainment.

RV Park Rate Comparables

Regional RV Park Nightly Rate Comparables	Typical Nightly Rate
Swan Valley / Idaho Falls Corridor	\$35.00 – \$55.00
Jackson Hole Area RV Parks	\$65.00 – \$120.00
Yellowstone Gateway Parks	\$55.00 – \$95.00

Regional Location

