

## **Horse Shoe Inn Motel Financial Report**

**Seller has only been in operation for 12 months. Prior to that the property was closed and rooms were remodeled with new bathrooms, showers and flooring.**

**Last Summer the motel was full booked and bookings indicate that it will be fully booked again this coming Summer. During Summer months the property has income of approximately \$90,000 per month.**

**Rents range from \$70/night for small rooms to \$160/night for the best room. Income for the past 4 months has been \$100,000. Current months the sellers are experiencing 50% to 60% occupancy,**

**Rooms are air-conditioned and are equipped with TV's and mini fridges.**

**Some rooms have newer windows and new commercial hot water system has been installed recently.**

**The 2025 tax return shows income of \$357,650 (for first 6 months of operation).**

**Expenses are shown as:- \$144,849 before loan interest and owners salary showing a very favorable cap rate!**