



PROPERTY DESCRIPTION

The CampTEL Poconos offers a unique way to enjoy nature on its 10.5-acre property with custom Glamptainers and Tiny Homes. As of now, there are 40 container homes on the property, with the potential to expand to 48- 50 units. Additional containers offer guests amenities such as a sauna, hot tub, and gym. There are refrigerators, microwaves, WiFi streaming services, televisions, and coffee makers in every Glamptainer. Outside each property, guests enjoy their own private fire pit and seating area. The property has horseshoes, bocce ball, corn hole, gigantic chess, a paintball range, outdoor grills, campfire gatherings, and bounce houses. The Glamptainers are uniquely decorated and designed with closed-cell foam insulations and steel framing built to full IBC (building code). Approximately 2-3 acres of undeveloped land have utility capabilities and are ready for either more container units or another type of construction. Units are relocatable and manufactured to code by the owners.

VIDEO

OFFERING SUMMARY

Sale Price:	\$7,000,000
Number of Rooms:	40
Lot Size:	12 Acres
Building Size:	50,000 SF

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LOCATION DESCRIPTION

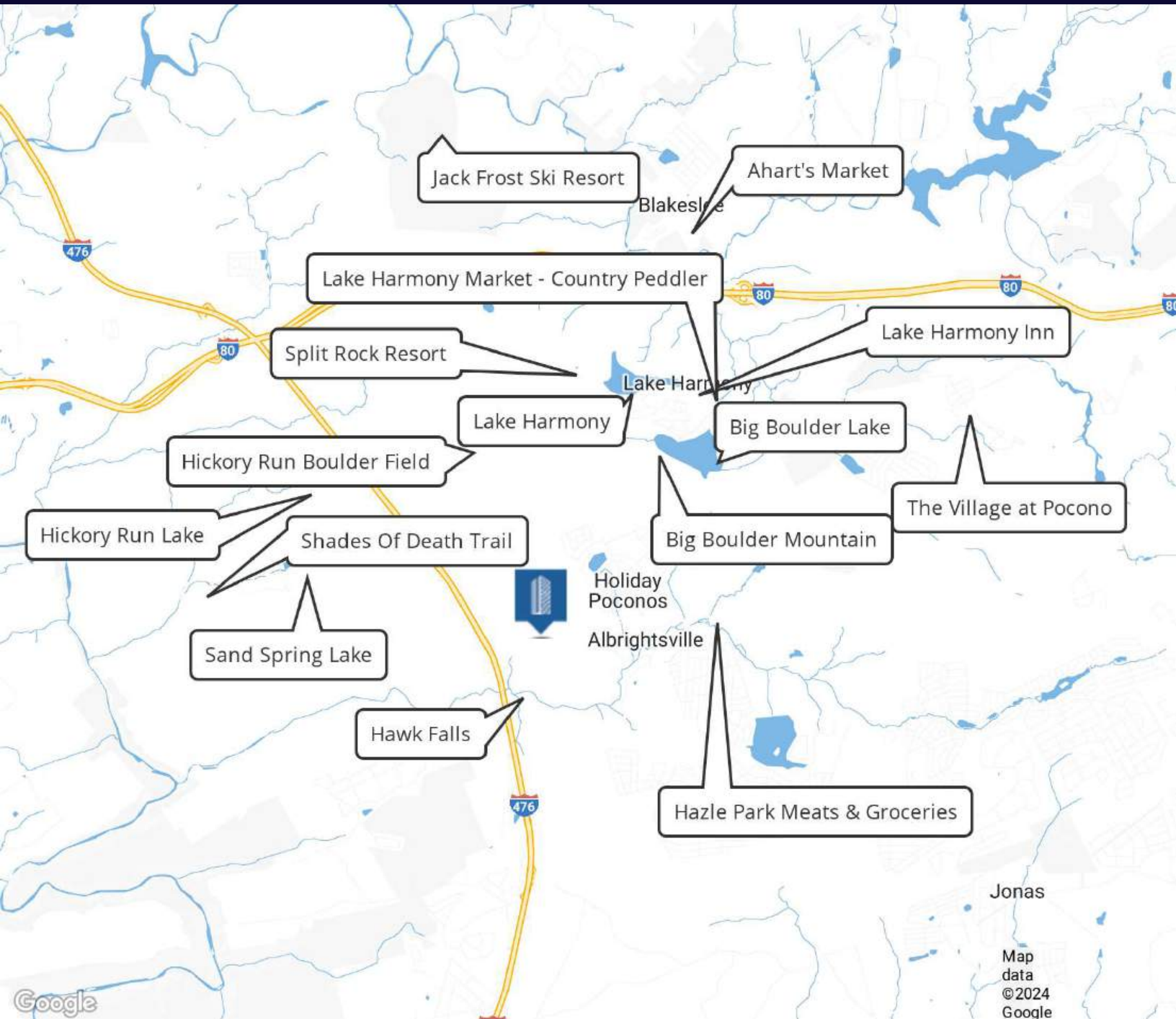
Location! Location! Location! In the beauty of the Pocono Mountains, Camptel Poconos is adjacent to Hickory Run State Park. Located in northeastern Pennsylvania, the Poconos region is known for its picturesque landscapes, rivers, and woodlands. A perfect destination for outdoor enthusiasts and nature lovers alike, Camptel Poconos offers guests proximity to hiking, biking, golf, horseback riding, boating, white-water rafting, fishing, kayaking, and more. The winter months also provide plenty of opportunities as the Camptel is within driving distance of Shawnee Mountain Ski Area, Big Boulder Ski Area, Jack Frost Ski Area, and Camelback Ski Area for skiing, snowboarding, and snow tubing. Visitors can explore Hawk Falls, Bushkill Falls, Resica Falls, Seven Tubs Nature Area, unique natural landmarks, and Boulder Field in the area. Guests can explore the area, take part in outdoor activities, or simply relax and take in the scenery. You can also find plenty of indoor fun in the Poconos, such as museums, shops, restaurants, breweries, casinos, and waterparks.

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Building Name	Campitel Poconos
Property Type	Hospitality
Property Subtype	Full Service
Building Size	50,000 SF
Year Built	2021
Number of Floors	1

- Open to creative partnership options and future development
- There are also amenity units with games, a sauna, a hot tub, etc.
- Fire pits at each unit and community campfire gatherings
- Right next to Hickory Run State Park and at the entrance of "Snowmobile Trail"
- Utilities to each space and the edge of the undeveloped acreage
- High-speed internet in all units
- Relocatable units manufactured to code by the owners
- Closed cell foam insulations and steel framing built to full IBC (building code)
- 2-3 acres left to either finish with high-end container units or allow a buyer to build out another way
- Potential opportunity to rent snowmobiles/ATVs from the property

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PROPERTY OPTIONS

Camptel Poconos is a unique offering with various options.

Option 1: As is - Purchase the property outright and keep the establishment running with the same amount of units and set up.

Option 2: Add on - The current property can be expanded to 50 units.

Option 3: Add on- Build out with the help of the current owner's manufacturing company. The seller manufactures the custom containers and is willing to create new GlampTainers required for expansion to be purchased by the new owner. Other options include yurts, cabins, Airstreams, tent sites, etc (please inquire to learn more).

*This option may also be of interest to anyone seeking to add these containers to an existing outdoor hospitality property (more information on the construction of the units and pricing is available upon request).

Option 4: The seller is willing to consider partial ownership offers from potential operating partners at a minimum of 33% share.

Option 5: Plans attached in supporting documents of a seller-prepared proposal for a condo/hotel model where units would be sold individually, but kept in the rental pool.

*All units are relocatable, suitable for all climates, and not permanently fixed to the property allowing restructuring and sale of units.

SELLER ASKING PRICE BREAKDOWN

\$2MM - 12 Acre Property Borders Hickory Run State Park
50 Improved Lots

\$4MM - 40 Completed Relocatable GlampTainers

\$1MM - Renovated Commerical Space- Bar/Restaurant & Mobile Amenity Containers

\$7MM TOTAL SELLER ASKING PRICE

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POCONOS MARKET ANALYSIS

The Poconos has become a hotspot for hospitality investment due to its increasing demand for accommodations and location. Modernization of existing properties and the creation of new, innovative resorts like Campitel Pocono are driving the region's growth. With more vacationers seeking unique and immersive experiences, Campitel is perfectly positioned to capitalize on the rising interest in eco-friendly, adventure-driven, and unique lodging.

The Poconos has become more accessible than ever due to recent infrastructure improvements, such as upgraded roads and expanded tourism services. This increased connectivity has led to a rise in visitors to the region, resulting in higher demand for accommodations. Situated within a short drive from major cities like New York City, Philadelphia, and New Jersey, the Poconos is an ideal weekend or short vacation destination. Campitel is strategically positioned to meet this demand, offering an ideal retreat for both short-term and extended stays.

For investors, Campitel's Glampainers offers a unique and highly customizable opportunity. With these modern, eco-friendly units, you can expand and modify them to meet evolving trends and guest preferences. The 2-3 acres of undeveloped land provide a scalable investment model, whether you add more units to accommodate increasing demand or add another type of construction. Customize the layout, size, and amenities to cater to specific markets. These units are mobile and give investors multiple options.

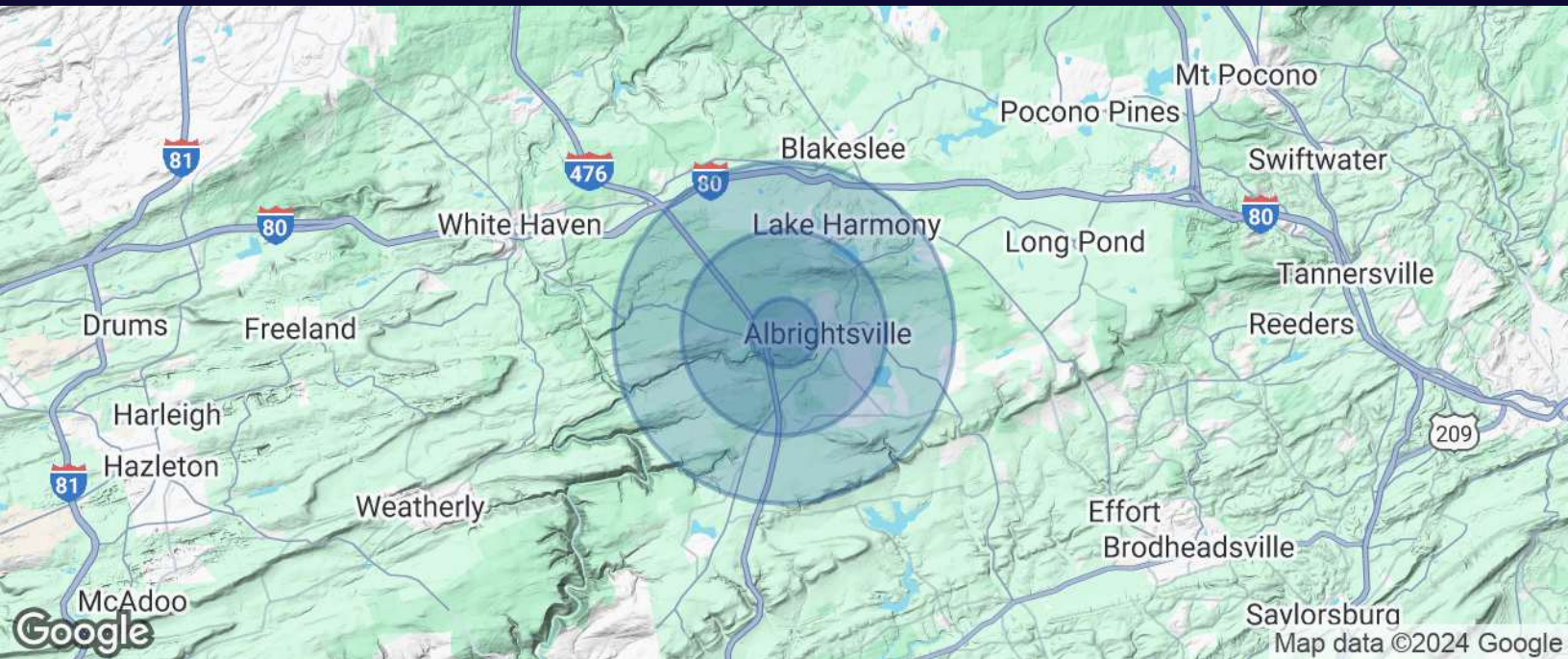
Travel trends are shifting, with wellness, eco-tourism, and sustainable travel becoming top priorities for today's travelers. Campitel Poconos is uniquely designed to meet these preferences, offering a pristine, natural environment complemented by eco-friendly features. Outdoor enthusiasts will find an abundance of activities, while those seeking relaxation will appreciate the commitment to health and sustainability. By investing in Campitel and its customizable Glampainers, you're tapping into the future of travel, with the flexibility to adapt your offerings as trends evolve.

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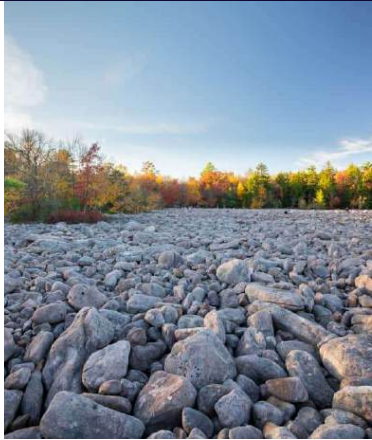
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	135	2,757	6,130
Average Age	50	50	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	64	1,261	2,669
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$97,917	\$89,444	\$89,637
Average House Value	\$286,499	\$289,604	\$280,245

Demographics data derived from AlphaMap

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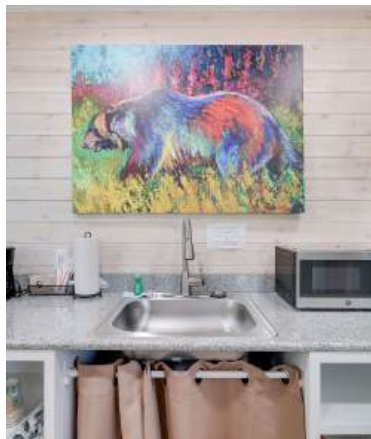
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