

FOR SALE
SEVEN-UNIT
INVESTMENT PROPERTY

885 E Church Drive
Duck Creek Village, UT

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

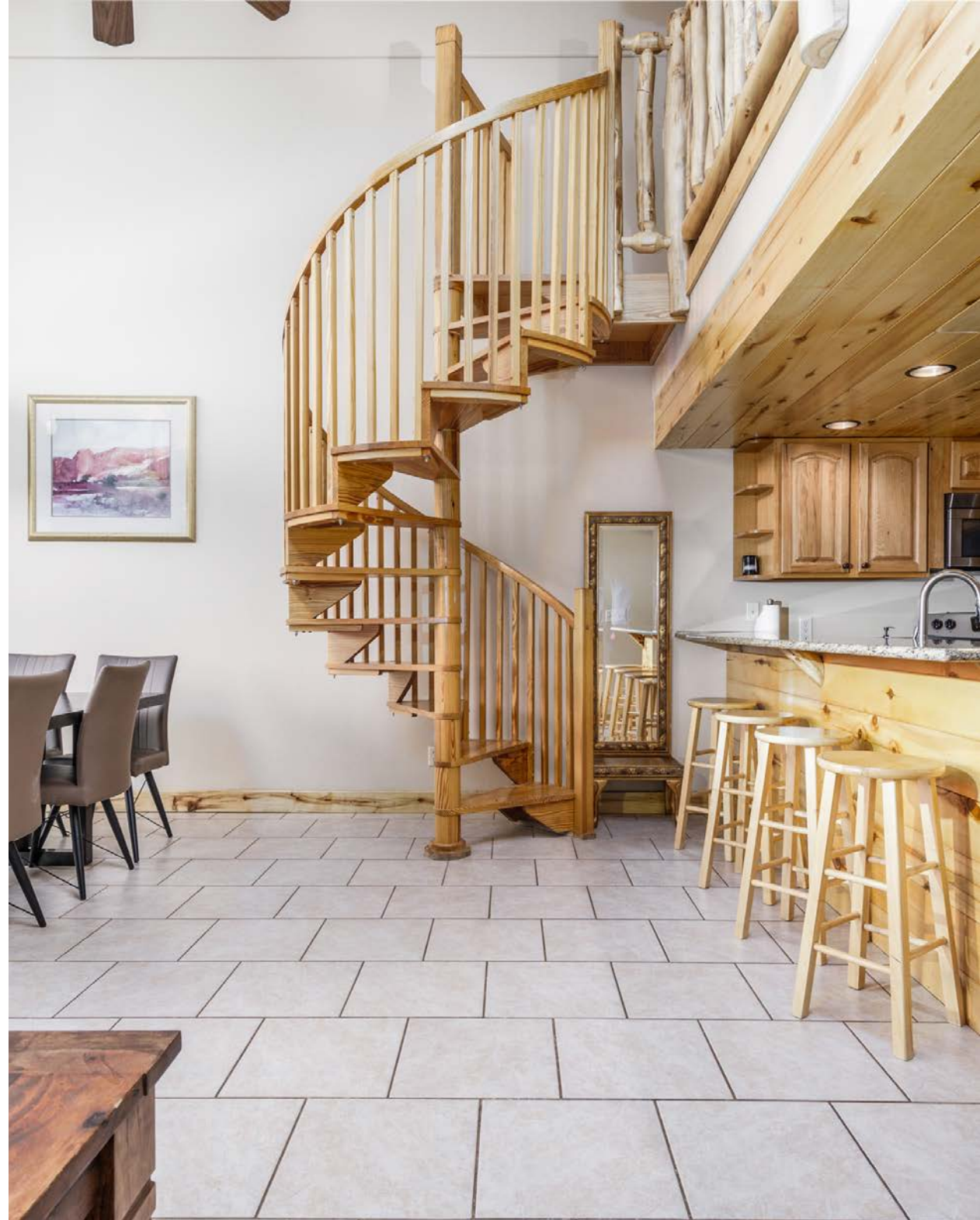
Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

OFFERED PRICE	\$2,400,000
PARCEL	I-105
LOT SIZE ACRES	1 ±
YEAR BUILT	2007
ZONING	C-2

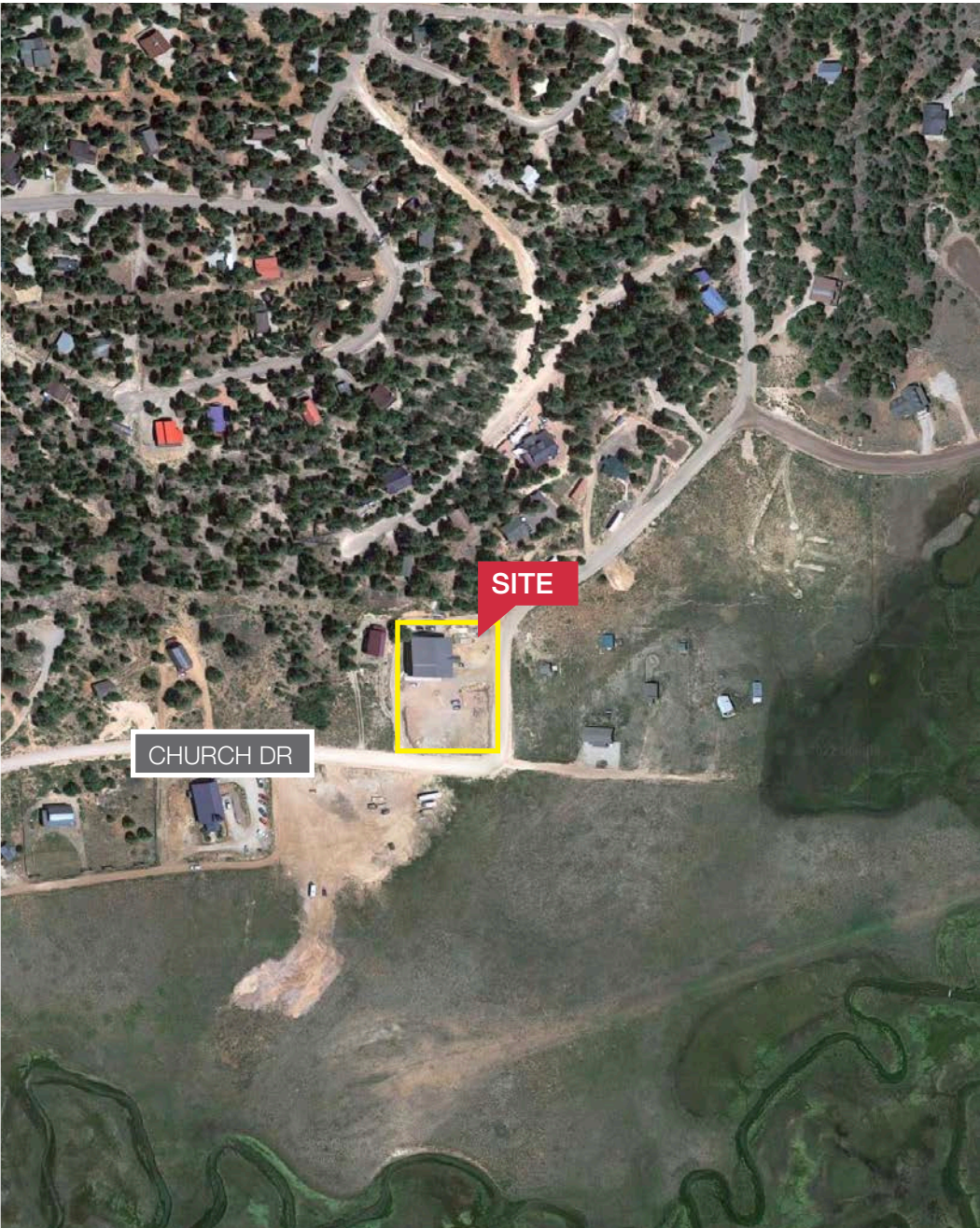
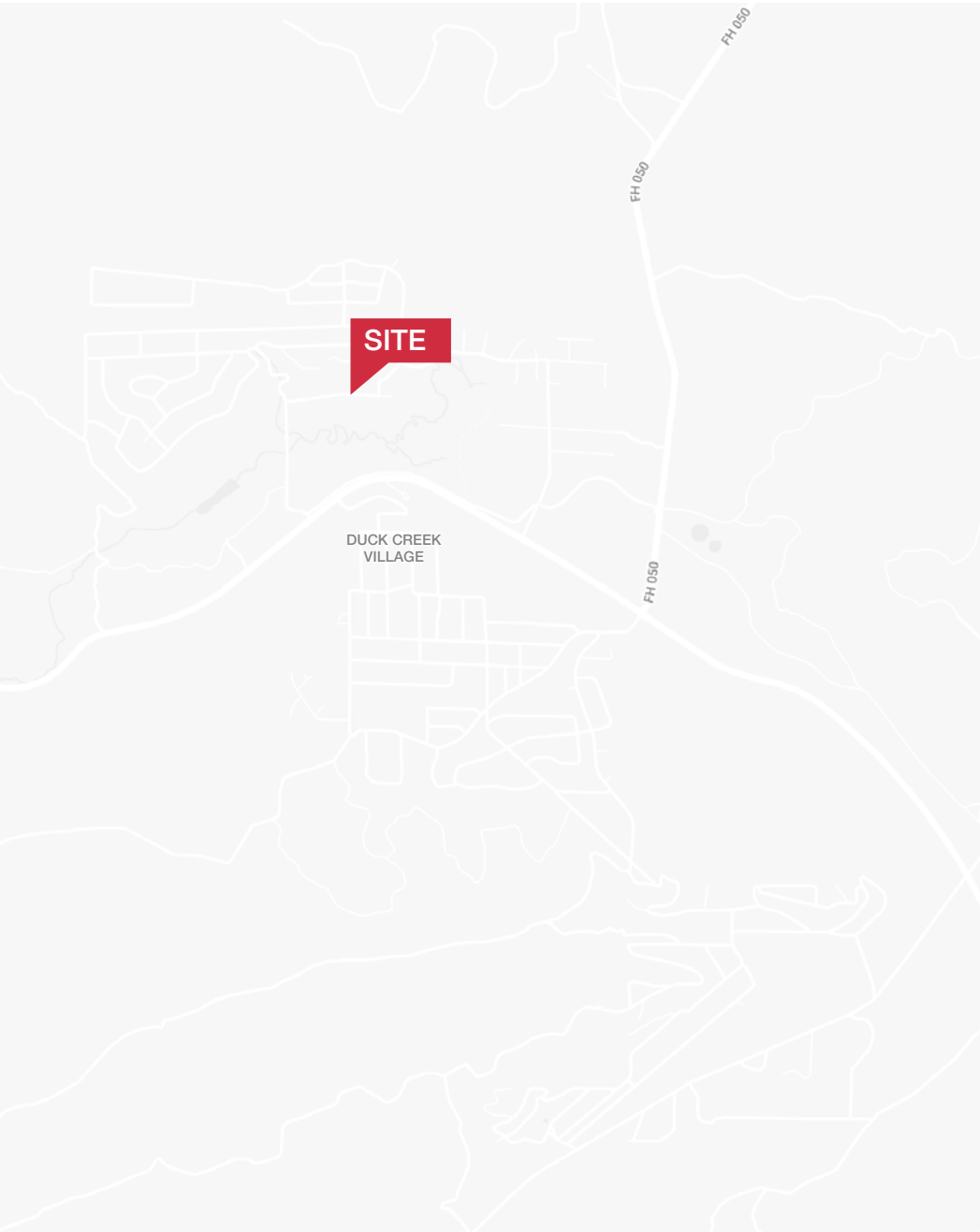
- Turn-Key, recently renovated VRBO property
- Seven fully furnished and operational suites
- Two suites with spiral staircase to children's lofts
- One handicap accessible unit
- Many additional amenities including in-unit washer/dryers, plumbed gas grills, new railings, sprinkler system and more.
- Close proximity to town for all season access



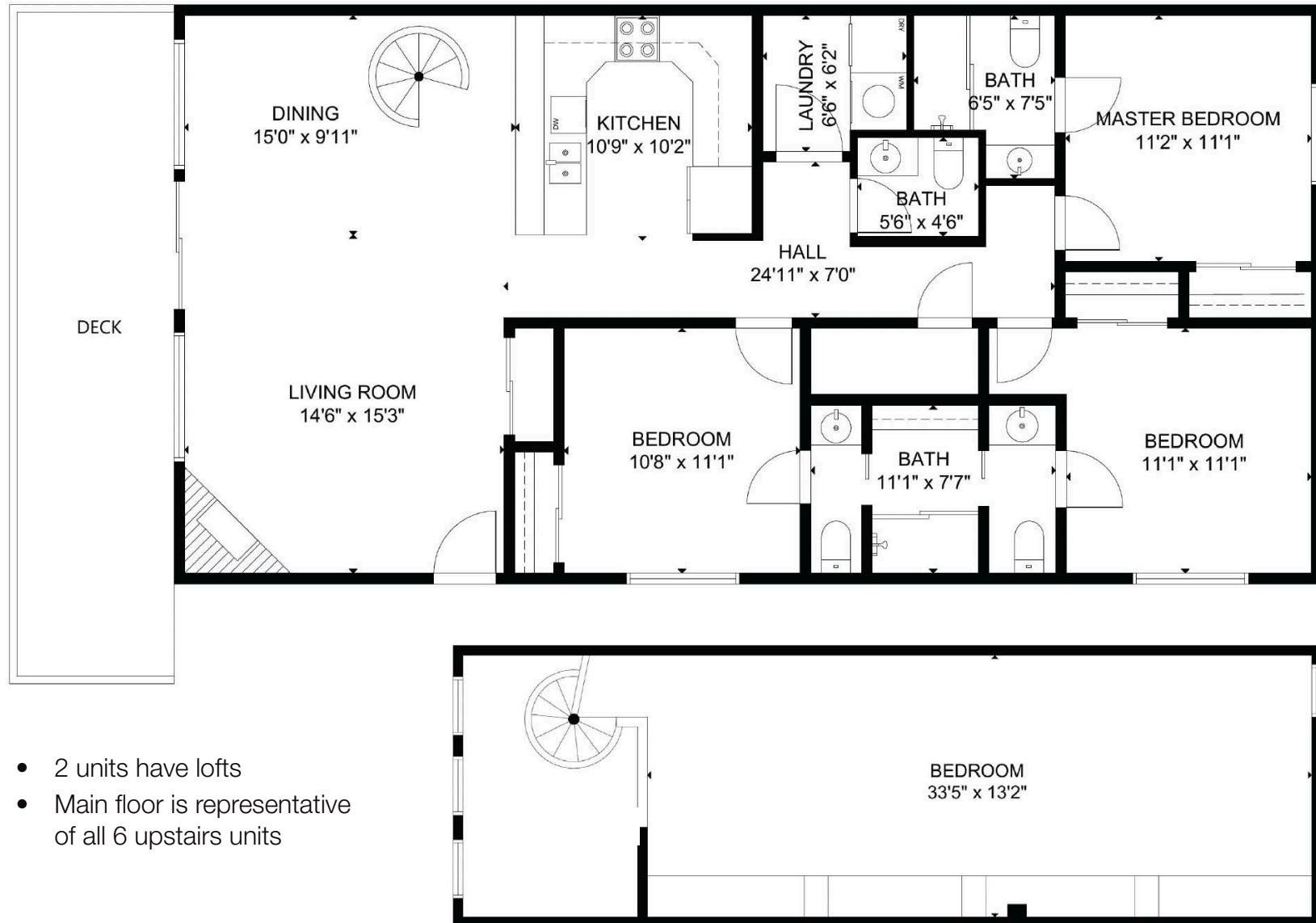
Area Map



Area Map



Floor Plan



- 2 units have lofts
- Main floor is representative of all 6 upstairs units







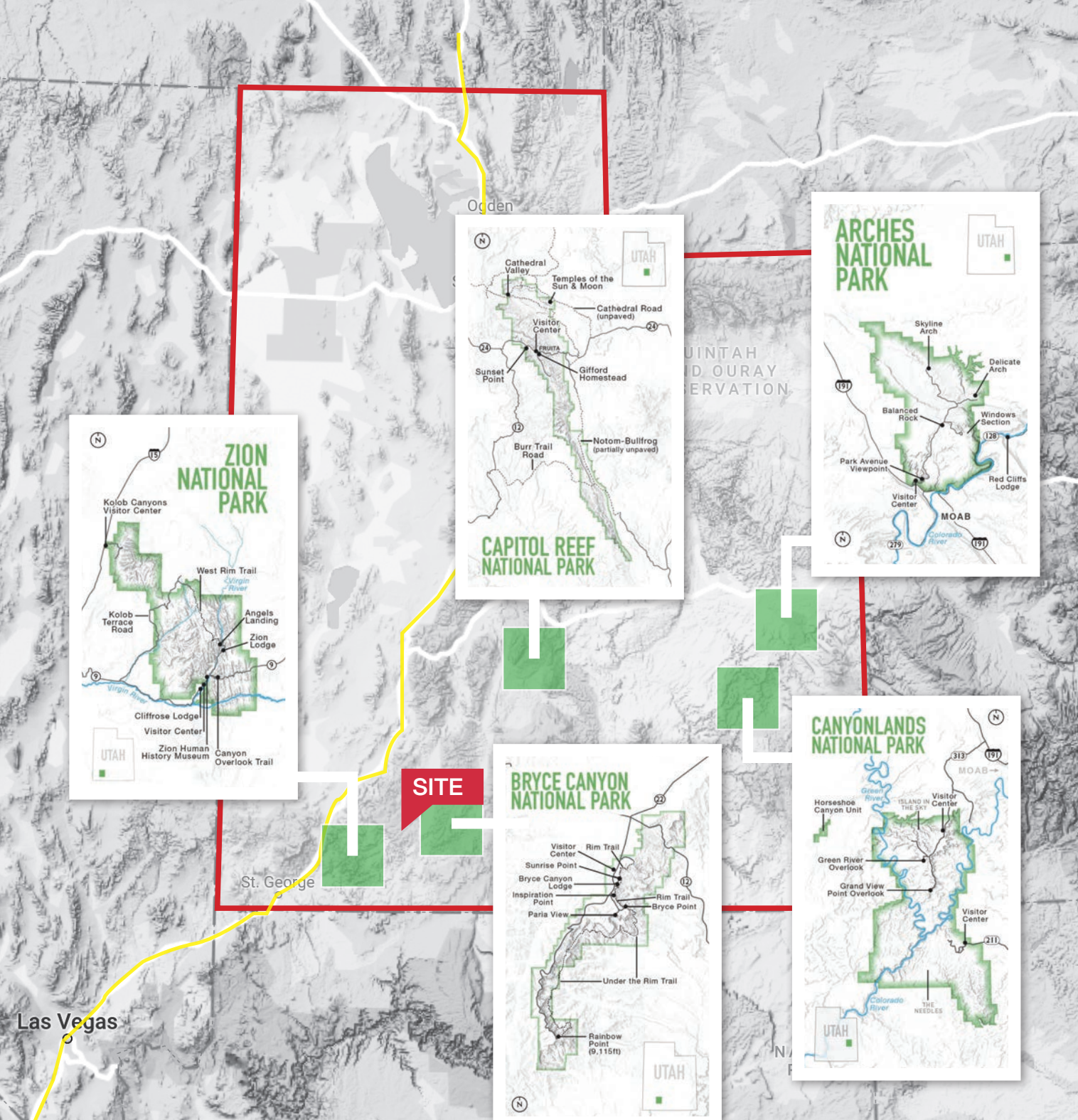






Distance to National Parks

PARK	MILES
Zion National Park	49
Bryce Canyon National Park	48
Capitol Reef National Park	150
Arches National Park	286





Distance to Major Cities

Salt Lake City, Utah	269 miles
Las Vegas, Nevada	201 miles
Los Angeles, California	468 miles
San Diego, California	530 miles
Denver, Colorado	581 miles
Phoenix, Arizona	401 miles

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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Financials

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Accrual Basis

Lodge At Duck Creek LLC Profit & Loss January through December 2021

	Jan - Mar 21	Apr - Jun 21	Jul - Sep 21
Ordinary Income/Expense			
Income			
Interest on Savings	1.13	0.47	0.43
Lodging Sales	56,035.61	65,800.15	50,735.15
Long Term Rental	1,600.00	0.00	0.00
WF Cash Back Credit	214.22	271.60	215.04
Total Income	57,850.96	66,072.22	50,950.62
Cost of Goods Sold			
Linens and Lodging Supplies	129.30	1,620.74	3,321.83
Merchant Account Fees	2,197.11	4,461.11	5,975.06
Total COGS	2,326.41	6,081.85	9,296.89
Gross Profit	55,524.55	59,990.37	41,653.73
Expense			
Advertising and Promotion	1,114.04	1,628.65	1,632.70
Bank Service Charges	139.85	44.85	0.00
Business Licenses and Permits	85.00	350.00	0.00
Computer and Internet Expenses	0.00	399.99	0.00
Dues and Subscriptions	349.99	0.00	0.00
Fuel	31.21	231.60	80.77
Insurance Expense			
Property Insurance	0.00	0.00	8,552.82
Total Insurance Expense	0.00	0.00	8,552.82
Interest Expense	5,324.15	6,895.47	5,123.36
Landscaping and Groundskeeping	279.50	500.00	664.33
Meals & Entertainment	422.19	1,750.18	645.22
Professional Fees	10,344.00	10,995.00	18,936.00
Propert Tax	0.00	0.00	0.00
Repairs and Maintenance	38,582.68	43,694.88	5,896.27
Security	128.25	128.25	128.25
Small Tools and Equipment	0.00	0.00	2.00
Supplies	5,528.38	4,796.66	1,142.08
Telephone Expense	2,764.86	2,462.69	2,595.74
Utilities			
Power	2,164.02	2,123.45	2,289.01
Propane	940.57	1,186.23	498.32
Water	340.00	342.00	354.00
Utilities - Other	0.00	100.00	200.00
Total Utilities	3,444.59	3,751.68	3,341.33
Total Expense	68,538.69	77,629.90	48,740.87
Net Ordinary Income	-13,014.14	-17,639.53	-7,087.14
Net Income	-13,014.14	-17,639.53	-7,087.14

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Accrual Basis

Lodge At Duck Creek LLC Profit & Loss January through December 2021

	Oct - Dec 21	TOTAL
Ordinary Income/Expense		
Income		
Interest on Savings	0.24	2.27
Lodging Sales	30,557.94	203,128.85
Long Term Rental	0.00	1,600.00
WF Cash Back Credit	160.63	861.49
Total Income	30,718.81	205,592.61
Cost of Goods Sold		
Linens and Lodging Supplies	646.06	5,717.93
Merchant Account Fees	4,021.42	16,654.70
Total COGS	4,667.48	22,372.63
Gross Profit	26,051.33	183,219.98
Expense		
Advertising and Promotion	1,229.66	5,605.05
Bank Service Charges	0.00	184.70
Business Licenses and Permits	125.00	560.00
Computer and Internet Expenses	0.00	399.99
Dues and Subscriptions	0.00	349.99
Fuel	95.91	439.49
Insurance Expense		
Property Insurance	253.77	8,806.59
Total Insurance Expense	253.77	8,806.59
Interest Expense	4,997.35	22,340.33
Landscaping and Groundskeeping	1,686.62	3,130.45
Meals & Entertainment	0.00	2,817.59
Professional Fees	15,094.00	55,369.00
Propert Tax	12,367.27	12,367.27
Repairs and Maintenance	3,035.09	91,208.92
Security	142.31	527.06
Small Tools and Equipment	36.03	38.03
Supplies	608.37	12,075.49
Telephone Expense	2,590.31	10,413.60
Utilities		
Power	2,080.35	8,656.83
Propane	1,073.74	3,698.86
Water	351.00	1,387.00
Utilities - Other	120.00	420.00
Total Utilities	3,625.09	14,162.69
Total Expense	45,886.78	240,796.24
Net Ordinary Income	-19,835.45	-57,576.26
Net Income	-19,835.45	-57,576.26

Property Information

The Lodge At Duck Creek

Occupancy

Item	Booked	Unbooked	Closed	Total	Occupancy	Avg. Rate	Avg. Slot	Avg. Day	Revenue
Eagle's Lookout Suite #6	199	166		365	54.520547945205	\$223.27	\$121.73	\$121.73	\$44,431.67
Deer Tracks Suite #5	175	190		365	47.945205479452	\$222.16	\$106.52	\$106.52	\$38,878.36
Bear's Den Suite #4	190	175		365	52.054794520548	\$217.73	\$113.34	\$113.34	\$41,369.52
Wolf Pack Suite #3	179	186		365	49.041095890411	\$230.79	\$113.18	\$113.18	\$41,311.48
Nature's Retreat Suite #2			365	365	100	\$0.00	\$0.00	\$0.00	\$0.00
Fisherman's Landing Suite #1	223	142		365	61.095890410959	\$207.08	\$126.52	\$126.52	\$46,179.49
	966	859	365	2190					\$212,170.51

The Lodge At Duck Creek

Occupancy

Item	Booked	Unbooked	Closed	Total	Occupancy	Avg. Rate	Avg. Slot	Avg. Day	Revenue
Eagle's Lookout Suite #6	144	221		365	39.452054794521	\$223.71	\$88.26	\$88.26	\$32,214.25
Deer Tracks Suite #5	153	207	5	365	42.5	\$232.74	\$98.91	\$98.91	\$35,609.00
Bear's Den Suite #4	140	225		365	38.356164383562	\$194.23	\$74.50	\$74.50	\$27,192.09
Wolf Pack Suite #3	149	216		365	40.821917808219	\$215.30	\$87.89	\$87.89	\$32,080.00
Nature's Retreat Suite #2			365	365	100	\$0.00	\$0.00	\$0.00	\$0.00
Fisherman's Landing Suite #1	149	216		365	40.821917808219	\$216.38	\$88.33	\$88.33	\$32,240.01
	735	1085	370	2190					\$159,335.35