



**HOSPITALITY OFFERING
FOR SALE**

Split Creek Preserve and Resort

279 Greenview Dr
Brodheads ville, PA 18322

Jennifer Mickens
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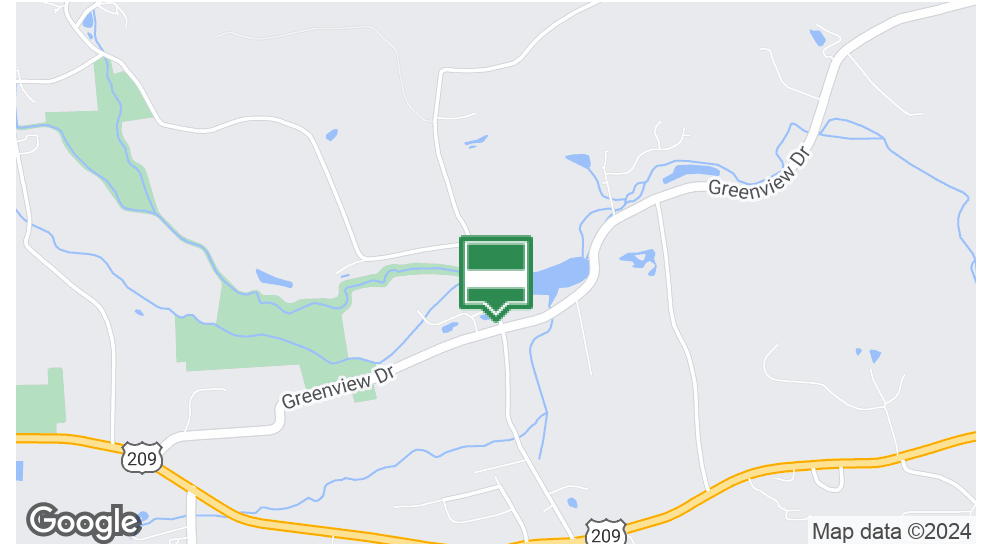
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OFFERING SUMMARY

Sale Price:	\$5,200,000
Building Size:	11,900 SF
Available SF:	
Lot Size:	46.25 Acres
Number of Units:	9
Price / SF:	\$436.97
Cap Rate:	8.08%
NOI:	\$419,911
Year Built:	1871
Renovated:	2020
Zoning:	RR- Resort

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PROPERTY OVERVIEW

Beautiful private resort for sale in the Pocono Mountains. Explore the tranquility of the preserve while staying at the beautifully renovated & restored 19th-century church or in one of the 8 newly-built cottages. The main residence features 5 private rooms and work spaces, a communal kitchen, living and game rooms, and sun-decks. All overlooking lakes accessible by kayaks, canoes, etc. The additional 8 cottages are all fully furnished one and two bedrooms units. Each unit has access to the lakes and all amenities on site. Recent extensions include RV hookups for higher end trailers nestled in the woods for privacy. Split Creek Preserve is surrounded by 50 acres of secluded woods, a protected trout stream, walking trails, meditation spots, and a lake. The resort has several avenues for expansion, including added recreational activities, potential wedding venue landscape, and more. All permits and conservation plans in place.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Resort is conveniently located in Brodheadsville only miles from Blue Ridge Winery and Mountain View Vineyard. Easy Access to Route 209, Route 33 and I-80. The inn and cottages are located about 30 minutes away from the world-class ski resorts of the Pocono mountains, wilderness area of Delaware Water Gap, historic town of Jim Thorpe, and more. Camelback Mountain, Blue Mountain, Shawnee Mountain, Jack Frost, & Big Boulder ski resorts are all 15 minutes to 30 minutes away.

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Property Name:	Split Creek Preserve and Resort
Property Address:	279 Greenview Dr, Brodheadsville, PA 18322
APN:	02625800964990 & 02625800862990
Lot Size:	46.25 AC
Building Size:	11,900 SF
Zoning:	RR- Resort
Taxes:	\$29,714.33
Year Built:	1871
Number of Units:	9



PROPERTY OVERVIEW

Beautiful private resort for sale in the Pocono Mountains. Explore the tranquility of the preserve while staying at the beautifully renovated & restored 19th-century church or in one of the 8 newly-built cottages. The main residence features 5 private rooms and work spaces, a communal kitchen, living and game rooms, and sun-decks. All overlooking lakes accessible by kayaks, canoes, etc. The additional 8 cottages are all fully furnished one and two bedrooms units. Each unit has access to the lakes and all amenities on site. Recent extensions include RV hookups for higher end trailers nestled in the woods for privacy. Split Creek Preserve is surrounded by 50 acres of secluded woods, a protected trout stream, walking trails, meditation spots, and a lake. The resort has several avenues for expansion, including added recreational activities, potential wedding venue landscape, and more. All permits and conservation plans in place.

SALE HIGHLIGHTS

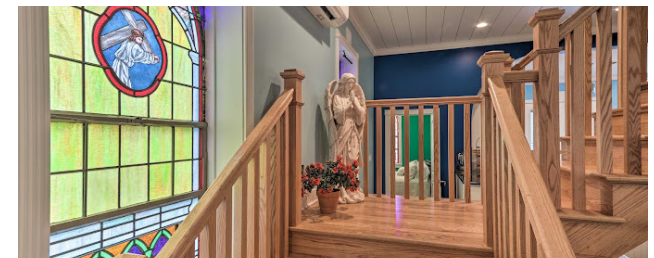
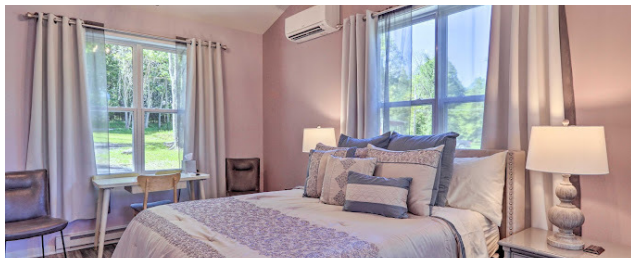
- Restored 19th century church as a main residence and 8 newly-built cottages
- 50+/- Acres of Secluded Woodlands
- All new and newly inspected septic systems
- 4 Lakes on site for access/enjoyment
- Expansion opportunities for added recreational activities and weddings
- Ideal for both an operator or personal/group use

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INVESTMENT OVERVIEW

Price	\$5,200,000
Price per SF	\$437
Price per Unit	\$577,778
RevPAR	\$585,000
CAP Rate	8.08%
Cash-on-Cash Return (yr 1)	10.21%
Total Return (yr 1)	\$153,280
Debt Coverage Ratio	1.21

OPERATING DATA

Total Scheduled Income	\$583,700
Gross Income	\$583,700
Operating Expenses	\$163,789
Net Operating Income	\$419,911
Pre-Tax Cash Flow	\$73,535

FINANCING DATA

Down Payment	\$720,000
Loan Amount	\$4,480,000
Debt Service	\$346,376
Debt Service Monthly	\$28,864
Principal Reduction (yr 1)	\$79,745

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INCOME SUMMARY

Main Residence	\$156,000
Cottage 1	\$52,000
Cottage 2	\$52,000
Cottage 3	\$52,000
Cottage 4	\$52,000
Cottage 5	\$52,000
Cottage 6	\$52,000
Cottage 7	\$52,000
Cottage 8	\$23,400
RV Hookups	\$40,300
GROSS INCOME	\$583,700

EXPENSES SUMMARY

Real Estate	\$44,129
Insurance	\$13,200
Utilities	\$15,000
Advertising	\$58,370
Repairs/Maintenance	\$11,090
Sewer/Water Maintenance	\$2,500
Cleaning	\$12,000
Snow/Lawn	\$7,500
OPERATING EXPENSES	\$163,789

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INCOME SUMMARY

NET OPERATING INCOME

\$419,911

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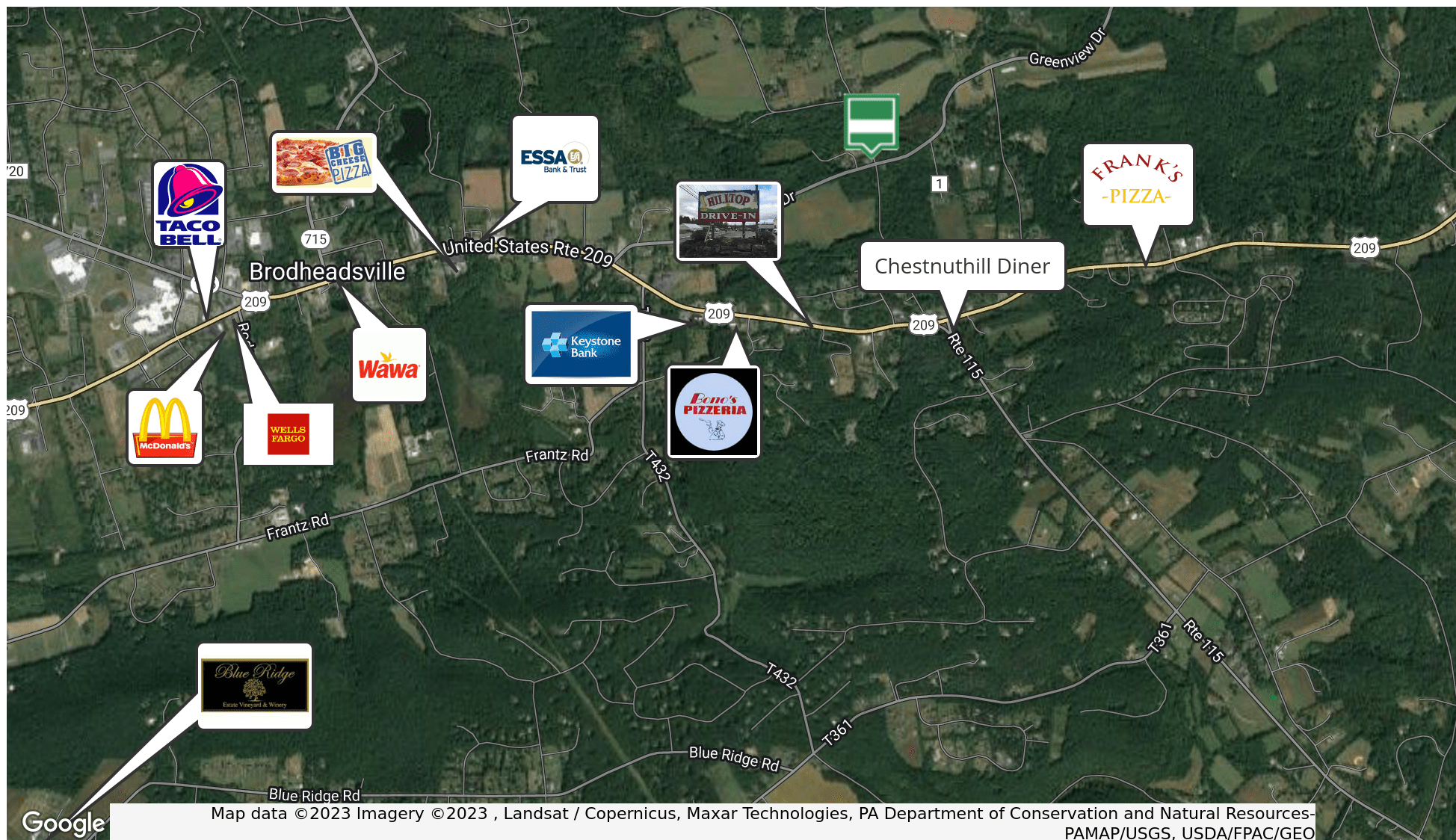
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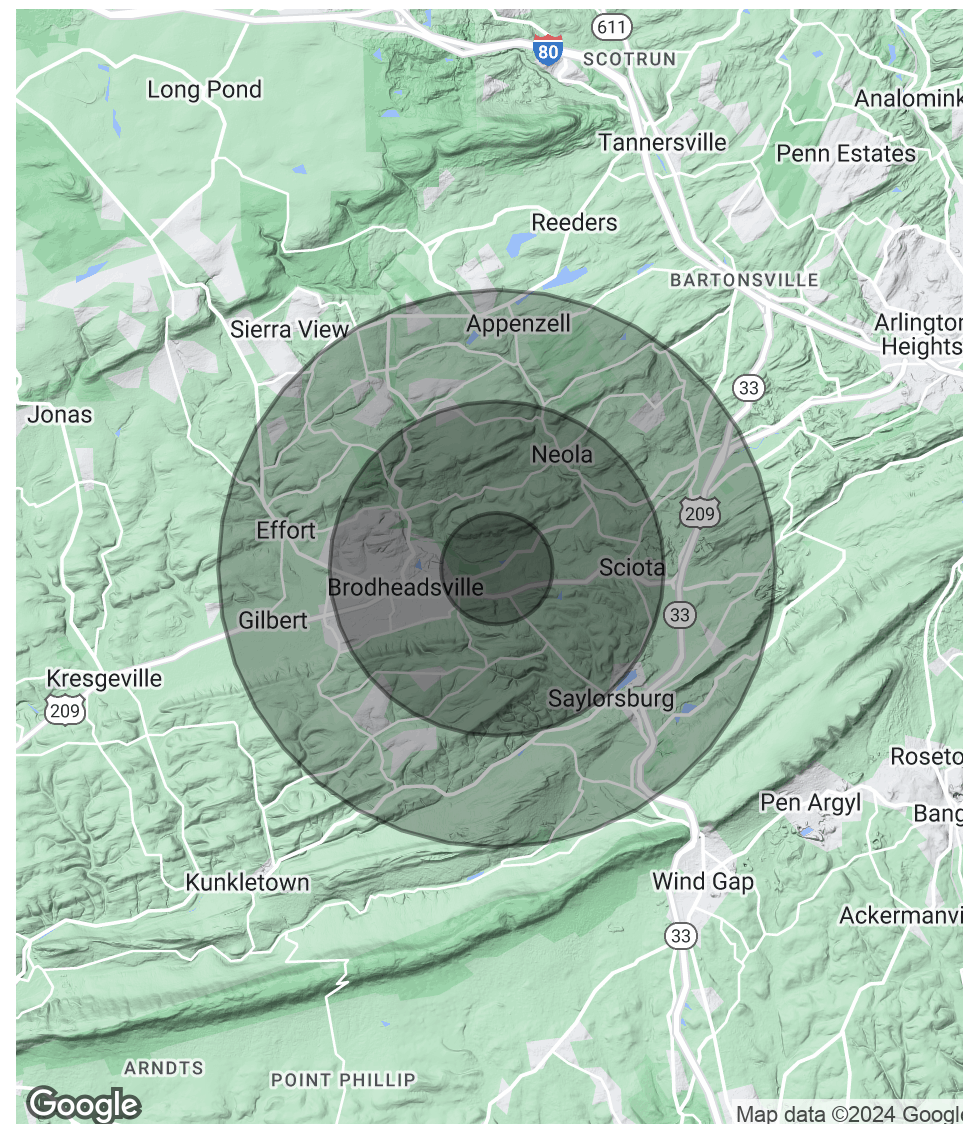
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,416	9,956	23,924
Average Age	46.5	46.9	46.6
Average Age (Male)	43.7	44.5	45.5
Average Age (Female)	46.8	48.0	47.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	548	4,283	10,277
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$77,507	\$76,254	\$77,804
Average House Value	\$214,061	\$202,861	\$206,625

* Demographic data derived from 2020 ACS - US Census



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