



**TURNKEY OPPORTUNITY ZONE ASSET
WITH DOUBLE-DIGIT RETURNS**

FOUR SEASONS INN

Branson, MO USA



Summary



Price: \$5,500,000

Stabilized NOI: \$ \$496,180

Asset: 90 keys on 4.5 acres in an Opportunity Zone

Income Streams: Guest rooms, restaurant lease, vending, jazz lounge, signage

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Confidentiality Note

This offering is confidential and subject to prior sale.



Investment Highlights



STRATEGIC LOCATION

- 1360 W 76 Country Blvd (Branson Strip)
- Walking distance to theaters, Dining, lake access

TURNKEY OPERATIONS

- Fully staffed and managed
- Proven PMS and SOPs in place

ROBUST FINANCIALS

- Gross revenue \$853,706; NOI \$496,180
- 90% lodging diversification with ancillary upside

GROWTH POTENTIAL

- Under-utilized land for tiny homes, event pavilion
- Conversion of two manager's units to guestrooms
- Flexible purchase options – Motel and Restaurant/Lot can be acquired separately



Property Overview

Site: Combined 4.5-acre offering adjacent to Wilderness Trails and 1.5 mi from Branson Landing.

Divided into two parcels:

- Motel property (1360 W 76) – approx. 1.8 acres
- Restaurant + vacant lot (1412 W 76) – approx. 2.7 acres

Buildings:

- Bldg 1 (1983): 32 rooms + lobby + Jazz Lounge + manager unit
- Bldgs 2–3 (1993): 29 rooms each, comm'l laundry, conf. room
- Restaurant (1,600 sf) leased to Branson's #1 Jalapeños Mexican

Amenities:

- Saltwater pool & spa, fire pit, picnic/BBQ, lounge with live music, trail to Lake Taneycomo

Additional Offering Detail

Motel Property available separately for \$3.99M

These properties are available for purchase either together or separately. Buyers may choose to acquire the Motel (1360 W 76), the Restaurant and adjoining land (1412 W 76), or the full offering which includes all three parcels.



On-the-Ground Look



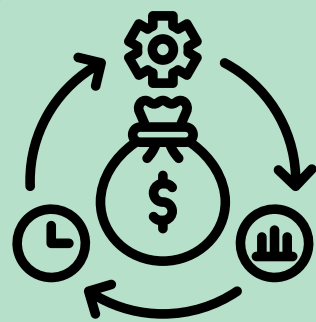
Market Overview



Branson's Tourism Economy

8M+ Annual Visitors

- #1 U.S. drive-to vacation destination (Midwest/South)
- **100+ live shows** (Dolly Parton's Stampede, Sight & Sound Theatre)
- **Silver Dollar City:** 2M+ visitors/year



Demand Drivers

Year-Round Appeal

- **Peak Season (May-Dec):** Family vacations, festivals
- **Off-Season:** Retirees, workforce housing (hospitality staff)



Limited Competition

- Few properties combine **long-term lodging + entertainment + dining**
- High occupancy rates for well-located motels (~75% avg.)



Four Seasons Inn's Advantage

- **Walkability to Attractions**
- 5-minute drive to **Table Rock Lake** 10-minute walk to **Andy Williams Theater**



Financial Performance 2024



Annual Income Statement

Gross Revenue: \$853,706

- **Room Rentals (88 units):** \$807,948
- **Non-Primary Income:** \$2,145
- **Laundry/Vending:** \$1,613
- **Restaurant Lease Income:** \$42,000

Operating Expenses: \$287,728

- **Largest Line Items:**
 - Staffing/Management: \$68,241
 - Utilities: \$124,036
 - Insurance Expense: \$30,307
 - Taxes and Licenses: \$43,810
 - Repairs and Maintenance: \$15,756
 - Advertising & Marketing: \$872
 - Laundry and Cleaning: \$7,421

Net Operating Income (NOI): \$496,180

- **Projected Cap Rate:** approx. 12% (\$3.99M for hotel only)
- **Projected Cap Rate:** 9% (at \$5.5M price)

Key Financial Metrics

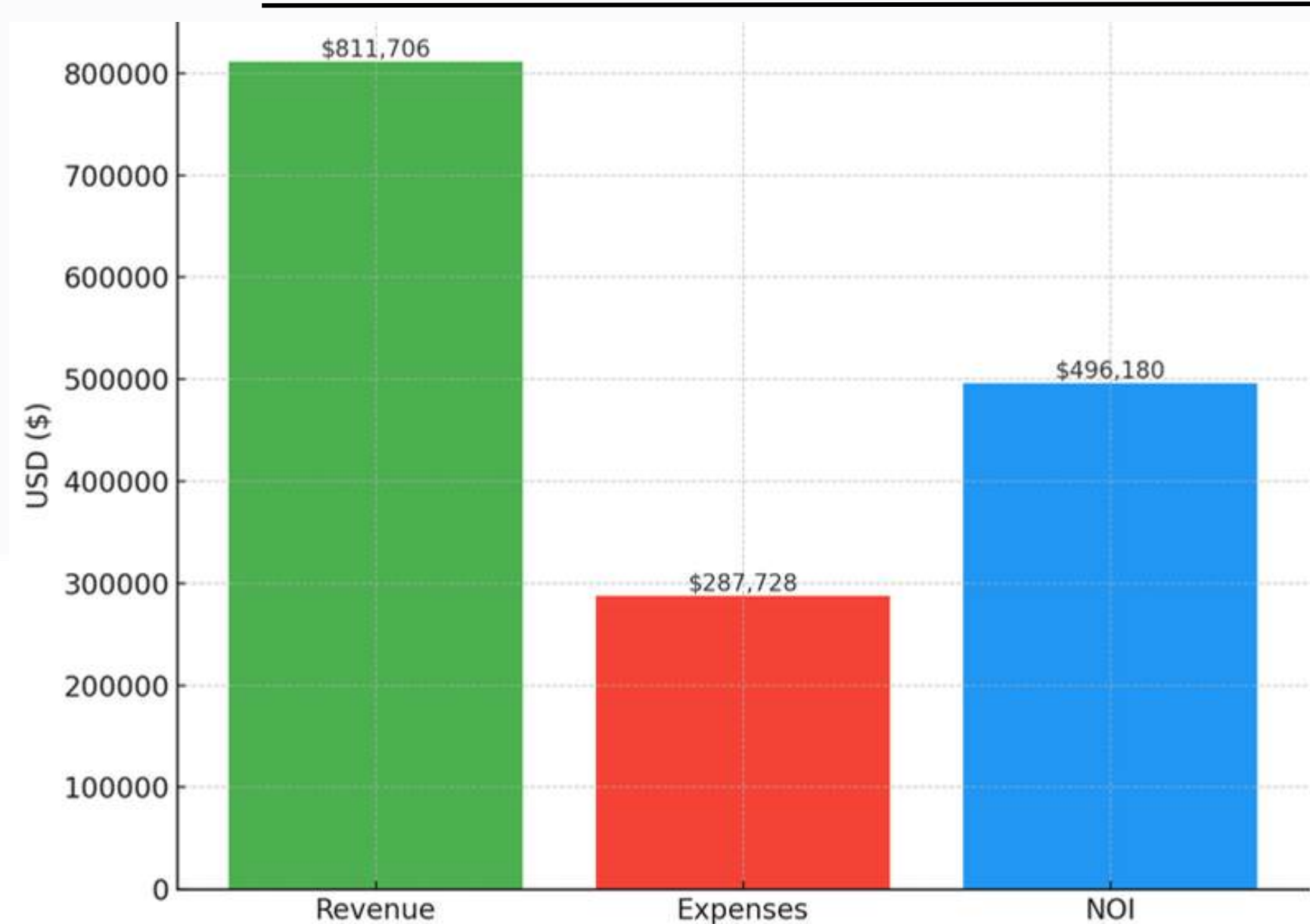
Revenue Diversification

95% Lodging | ≈ 5% Restaurant Lease | <1% Vending

Expense Ratios

- Labor/Management: \$68,241 (≈ 24% of expenses)
- Utilities: \$124,036 (≈ 43% of expenses)

Four Seasons Inn - P&L Overview



Disclaimer: Income figures provided are based on seller-supplied financials and are not guaranteed. Buyers are responsible for independent verification.

Opportunity Zone Benefits



Why This Location Qualifies

Federally Designated Opportunity Zone

- Census Tract #29035940300 (verified via ded.mo.gov)

Investor Benefits

Tax Deferral

- Defer capital gains taxes until 12/31/2026

Basis Step-Up

- 10% reduction in taxable gains after 5 years

Tax-Free Appreciation

- Zero capital gains on sale if held 10+ years

Four Seasons Inn Example

- Investor redeploying \$500k gains:
 - Year 1: Tax deferred
 - Year 5: 10% basis reduction
 - Year 10: Sell property tax-free



Upside & Next Steps

WHY INVEST NOW?

- Rare turnkey asset on Branson Strip
- Dual income streams (rooms + restaurant)

PROPERTY UPSIDE POTENTIAL

- 2 convertible units → 90 rentable doors
- Underutilized outdoor spaces

DUE DILIGENCE MATERIALS AVAILABLE

- 3 years P&Ls
- Lease agreement (Jalapeños)
- Phase I ESA (2022)



Appendix (Supporting Documents)



Available Upon Request

• Financial Records

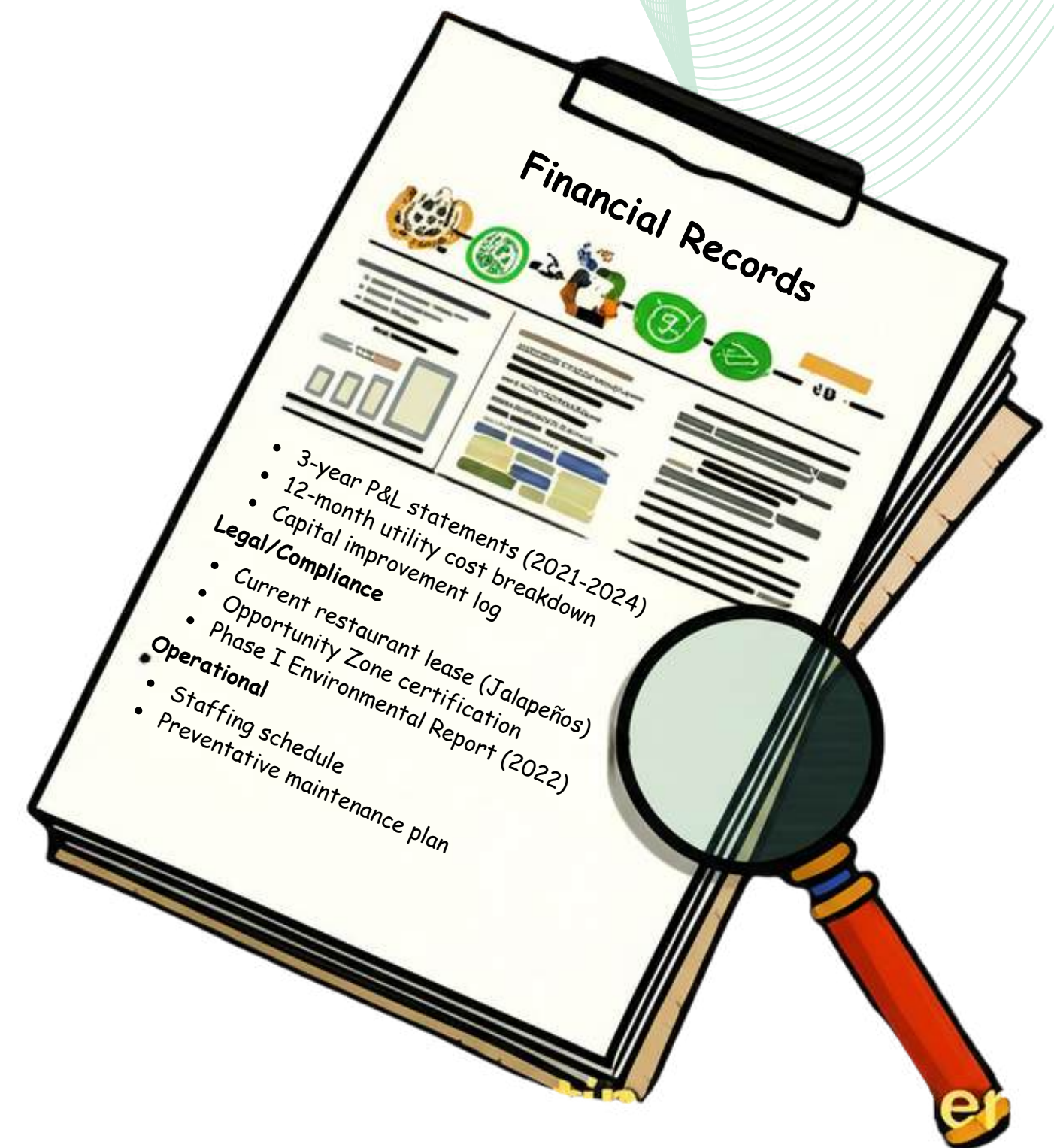
- 3-year P&L statements (2021-2024)
- 12-month utility cost breakdown
- Capital improvement log

• Legal/Compliance

- Current restaurant lease (Jalapeños)
- Opportunity Zone certification
- Phase I Environmental Report (2022)

• Operational

- Current management agreement
- Staffing schedule
- Preventative maintenance plan



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Own Branson's Premier Turnkey Hospitality Asset

Contact Block

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