

An aerial photograph of four luxury A-frame cabins with dark roofs and light-colored siding, situated on a gravel lot. The cabins are surrounded by a dense forest of trees with green and yellow foliage. In the foreground, there is a large, circular gravel area with a fire pit and several chairs. The background shows a sunset over a valley with rolling hills and a line of trees. The sky is a mix of orange, yellow, and blue.

# THE CONSTELLATIONS

**A Premier Boutique Hospitality Asset**

**4 Luxury A-Frame Cabins on 1.5 Acres**

18580 W Boat Dock Rd, Omaha, AR



# Executive Summary

A Turn-Key Investment Opportunity with Proven Performance.

ASKING PRICE

**\$1,400,000**

TTM NOI

**\$108,639**

CAPITALIZATION  
RATE

**7.76%**

OPERATING  
MARGIN

**58%**

REVENUE GROWTH

**>20%**

MAINT. &  
CLEANING

**~24%**

TAX (2024)

**\$600.64**

The Constellations is a fully operational, four-unit A-Frame micro-resort constructed in 2023 and situated on 1.5 acres within a residential resort in Omaha, Arkansas. The property targets couples' short-term stays with a proven operational history and efficient expense structure, reflecting a 7.76% capitalization rate at the offering price.

# Property Overview

Newly Constructed Luxury Cabins Designed for an Unforgettable Stay.

## Asset Details

**Type:** 4 Luxury A-Frame Cabins

**Lot Size:** 1.5 Acres (Surveyed at Closing)

**Year Built:** 2023

**Zoning:** Residential Resort Use

High-end construction featuring Fiber Cement Siding, Metal Roofs, and Piers Foundation. Each unit is equipped with high-efficiency electric HVAC, quartz countertops, and premium wood flooring.

## Community Amenities

Guests have full access to the resort community's HOA facilities.

- ✓ Indoor Pool & Hot Tub
- ✓ Laundry Facilities

## In-Cabin Luxuries

Each cabin is a private retreat designed to maximize comfort and revenue.

- ✓ Private Decks with Hot Tubs
- ✓ Luxury Steam Showers
- ✓ Soaring Cathedral Ceilings
- ✓ Modern, Fully-Equipped Kitchenettes
- ✓ Curated High-End Furnishings



# Visual Showcase

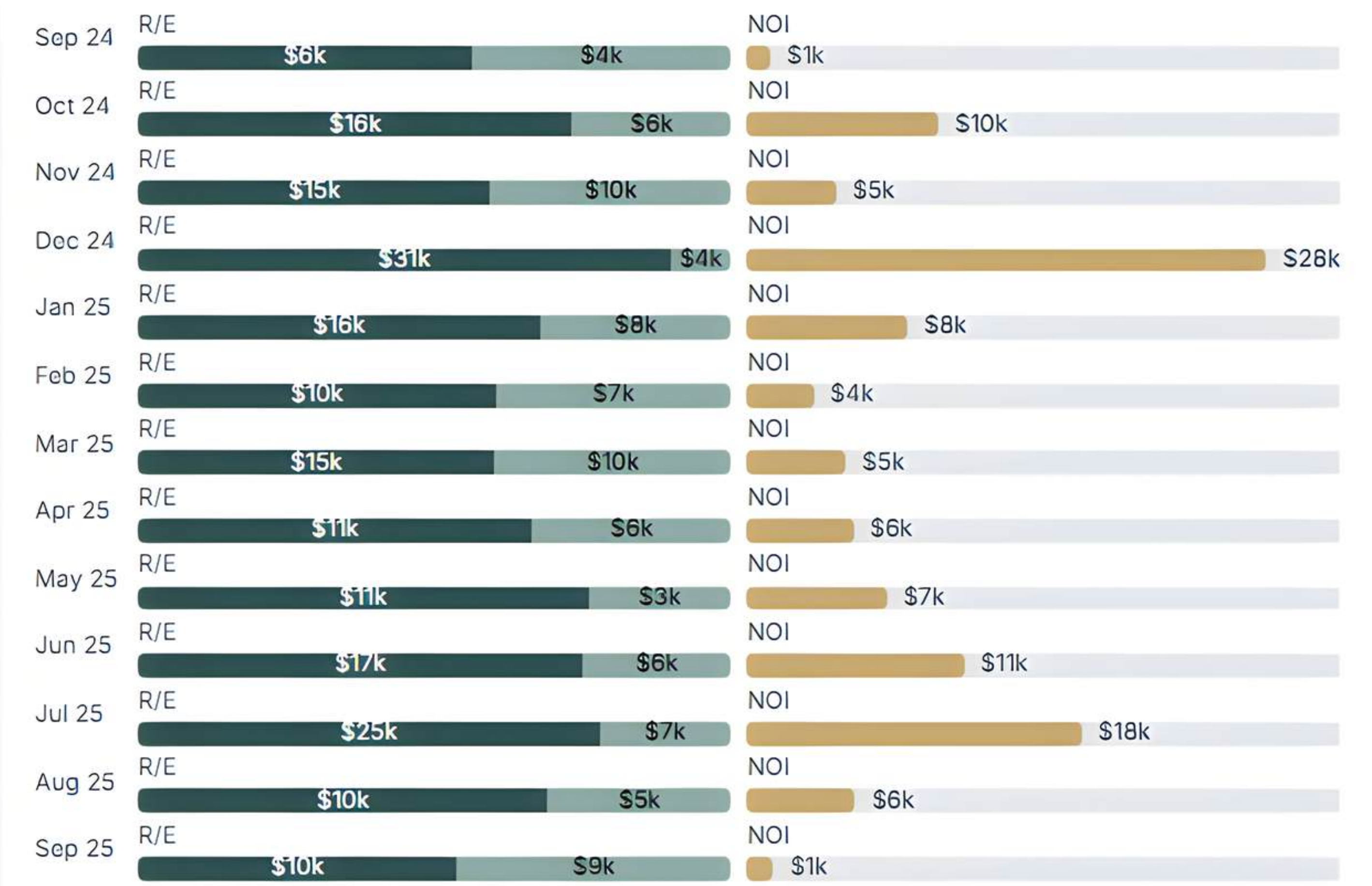
A Glimpse into the Luxury and Serenity of The Constellations.



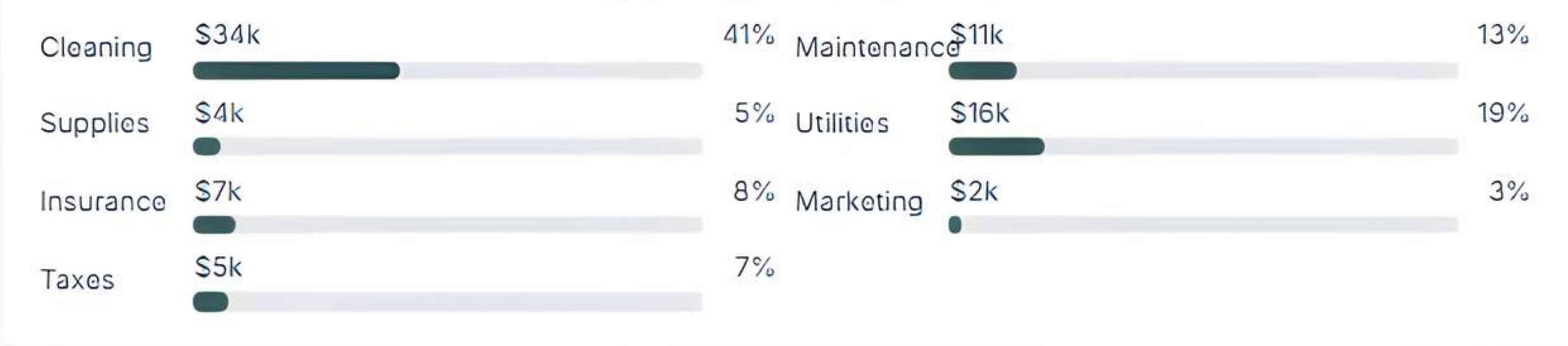


# Financial Performance

Trailing 12-month financial analysis and key metrics.



## Expense Breakdown (TTM)





# Unbeatable Location

Nestled in the heart of the Ozarks, minutes from premier attractions.



## Prime Tourism Corridor

Only 10 minutes from Table Rock Lake and 20 minutes from the bustling Branson Corridor, providing endless entertainment and recreation options for guests.



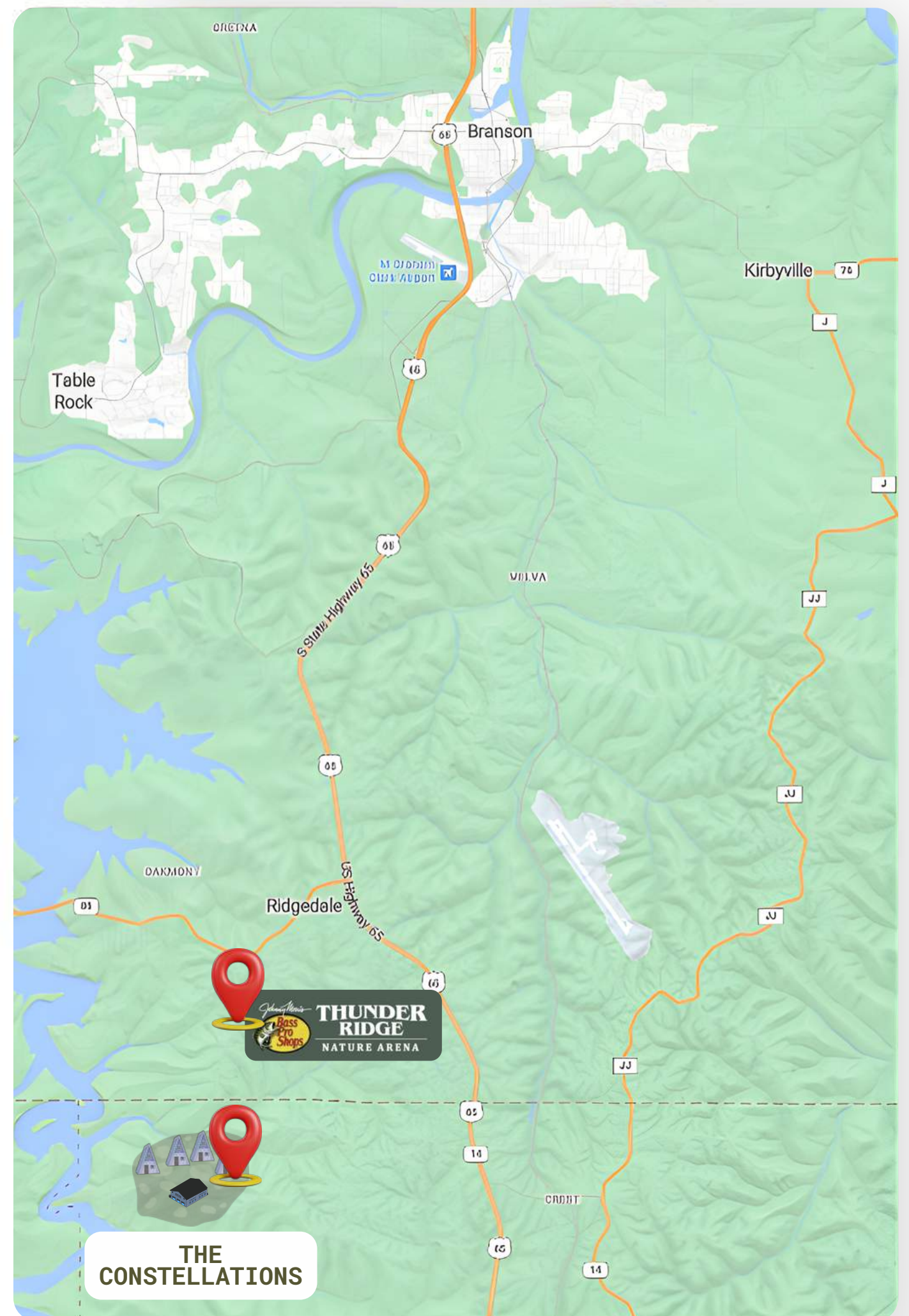
## Secluded Natural Beauty

Situated on a private wooded parcel with panoramic Ozark views, offering a peaceful escape while remaining highly accessible via Highway 14 and Highway 65.



## Resort Community

Secure, private community with guest access to shared indoor amenities, enhancing the luxury experience and appeal.



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# Investment Highlights

Key factors that make The Constellations a superior investment opportunity.

- ✓ Turn-key hospitality asset with demonstrated revenue base.
- ✓ Premium nightly rates: \$250–\$450 ADR.
- ✓ Attractive 7.76% cap rate with growth trajectory from first-year occupancy ramp.
- ✓ New construction minimizes CapEx and maintenance risk.
- ✓ Scalable operational model suitable for portfolio roll-up or replication.
- ✓ Strong demand drivers from regional tourism and short-term rental growth.



# Offer Terms

Everything you need to continue seamless operations from day one.

ASKING PRICE

# \$1,400,000

PROPERTY TYPE

**Boutique A-Frame  
Resort**  
(4 Units)

LISTING TYPE

**Exclusive Right to  
Sell**

MLS REFERENCE

**60305983**  
(Parent 6-acre property listing)

## Inclusions

Furniture

Fixtures

Equipment

Brand & Website

Guest Listings

Booking Infrastructure



# Summary Outlook

A stabilized asset with significant growth potential in a thriving tourism market.

## Investment Profile

The Constellations represents a stabilized boutique lodging investment with demonstrated operating income and structural longevity. Positioned within a growing Ozark tourism corridor, it offers consistent yield, limited overhead, and clear scalability potential within the short-term rental segment.

## Recommendation

The asset aligns with investor profiles targeting 7–9% yield hospitality holdings with low operational complexity and strong regional tourism fundamentals.



# Contact & Due Diligence

Request access to the full financial data room and schedule a private showing.



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