

Tiger Mountain Recreation Campus Investment Offering Memorandum



Featured Amenity: Lotus Hall

Nestled beside a tranquil pond and shaded by mature trees, Lotus Hall serves as the signature gathering space of Tiger Mountain. The venue supports private events, leadership retreats, martial arts seminars, wellness programs, archery experiences, community gatherings, and corporate functions. This unique setting creates a destination experience rarely found in traditional commercial properties.

Investment Highlights

- Purchase Price: \$2,800,000
- 10-Acre Recreation Campus
- Triple Net (NNN) Lease
- Rent: \$18,800 per Month
- Annual NOI: \$225,600
- Three-Year Lease Revenue Paid at Closing: \$676,800
- Buyer Improvement Budget: \$248,000
- Multiple Revenue Streams Including Martial Arts, Korean Archery, Camps, Retreats, Workshops, and Event Rentals

Investment Story

Tiger Mountain is positioned as a diversified recreation and experiential-use campus. The property combines recurring educational programming with event-driven revenue opportunities. Investors benefit from immediate prepaid lease revenue, substantial underlying land value, and multiple future exit strategies.

Financing Scenario

30% Down Payment: \$840,000

Buyer Improvements: \$248,000

Total Equity Investment: \$1,088,000

Estimated Loan Amount: \$1,960,000

25-Year Amortization Structure Recommended.

Potential Uses

- Martial Arts Academy
- Korean Traditional Archery
- Corporate Retreats
- Wellness Events
- Camps and Youth Programs
- Private Venue Rentals
- Leadership Development Programs
- Recreation and Outdoor Education

Broker Contact

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