

11251 Kentucky 90 (FALLS HWY), Parkers Lake, KY 42634

The INN at CUMBERLAND FALLS

EAGEL FALLS

CUMBERLAND FALLS

11251 Kentucky 90

TRUE SATELLIGHT IMAGE

INVESTMENT OPPORTUNITY

Eagle Falls Resort is nestled in the heart of Southeastern Kentucky's beautiful Daniel Boone National Forest. It is adjacent to two treasured landmarks, the mighty Cumberland Falls and picturesque Eagle Falls. Cumberland Falls is the second largest in the Eastern United States and treasures the only MOONBOW in the western hemisphere.

Yet these two landmarks only begin to scratch the surface of the natural wonder and recreational activities just minutes from Eagle Falls Resort.

This Site includes Big South Fork River and Recreation Area, including hiking trails (One starts from the Hotel) with breathtaking scenery, horseback riding, whitewater rafting, Laurel River Lake, and historic Stearns, Kentucky.

The Resorts location enhances its incredible potential to capitalize on tourism to these popular destinations.

From Interstate 75 Exit 25 in Corbin, Kentucky follow HWY 25W (Falls Highway) South 7.4 miles and turn West onto HWY 90. Follow HWY 90 about 10 miles to the property on right.

MORE PICTURES AND INFO AVAILABLE UPON REUEST.. INCLUDING FINANCIALS. IF YOU WOULD LIKE TO SCHEDULE AN APPOINTMENT PLEASE CALL US DIRECTLY, OR EMAIL US

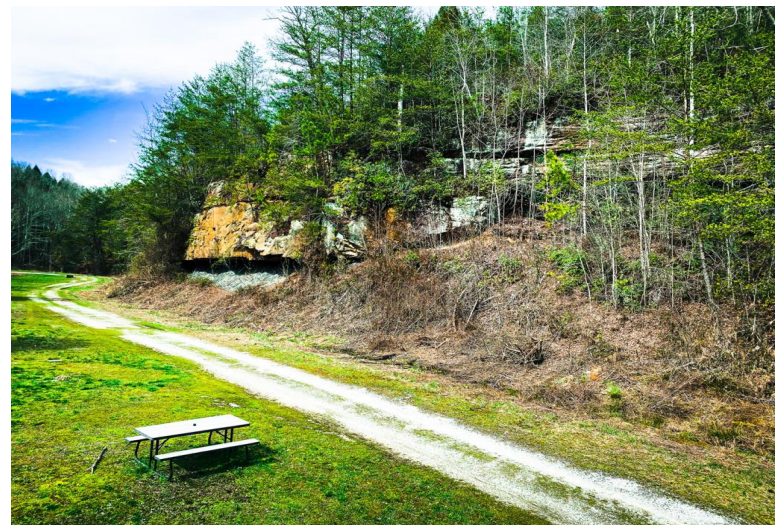
AMENITIES INCLUDE:

HIKING, BIKING, FISHING (PRIVATE LAKE TOO), WHITE WATER RAFTING, HORSEBACK RIDING, GOLF, SOUTH FORK SCIENIC RAILWAY, SWIMMING (PRIVATE POOL TOO), NEAR WATER PARKS AND MUCH MORE..



50 ROOM HOTEL & RESORT

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41 RV Spots around this Lake





DISTANCE
6.7 miles

ELEVATION GAIN
1381 feet

TRAIL
#9
↓

WELCOME TO CUMBERLAND FALLS

THE PROJECT INTALES A COMPLETE RENOVATION OF THE HOTEL. VAST MAJORITY OF THE DEMOLITION & HAULING IS DONE (READY TO START WORKING). ALSO, SOME BASIC EXTERIOR WORK HAS BEEN DONE. TOTAL BUDGET OF RENOVATION IS **2,500,000**. ADITIONALLY, **250,000** FOR SMART SYSTEMS, SECURITY, ELECTRONICS, FURNITURE AND FIXTURES, ETC. THE POOL EQUIPMENT WORKS AND IS OPERATIONAL. GRAND TOTAL INVESTMENT IS **\$3.5M APPRX.** THIS PROPERTY COMES WITH 25 ACRES OF LAND (THE WHOLE MOUNTAIN INCLUDING A SKI LIFT) AND 800SF CAVE.

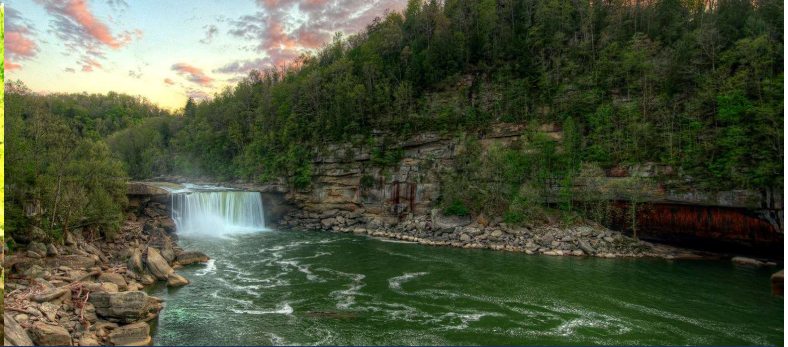
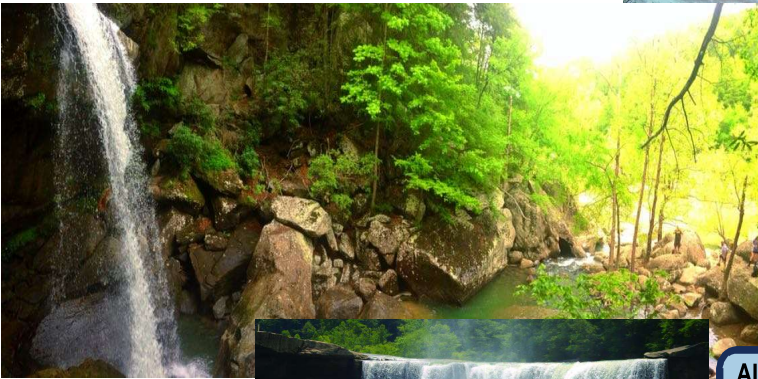
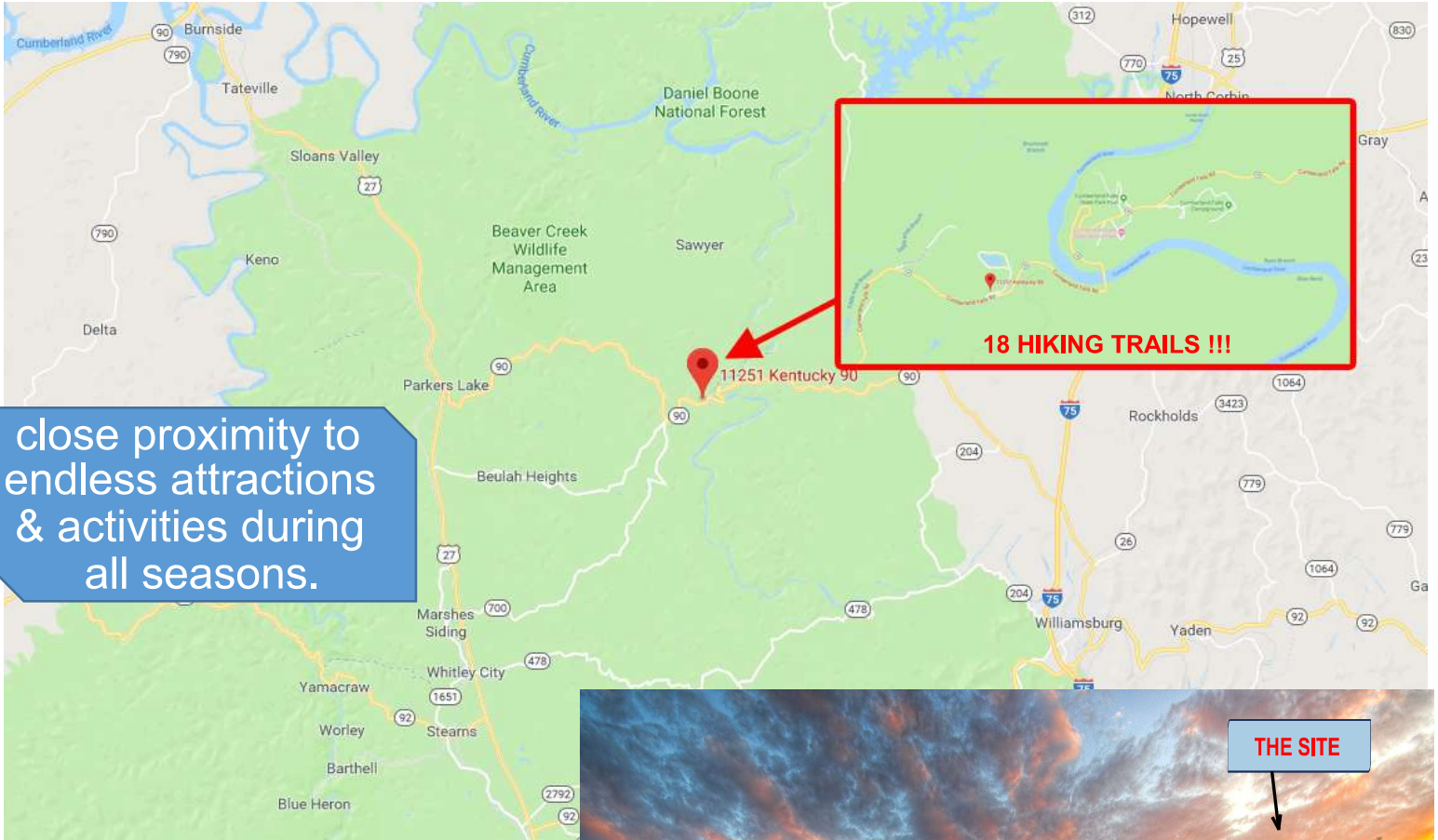


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OVER 18 TRAILS



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ALL BOAT/KAYAK/CANUE/ETC. RENTALS BRING IN AN AVERAGE OF \$750 DAILY THROUGH OUT THE SEASON. WHICH THE COUNTY MAY OPERATE
KAYAK = \$15 CANUE = \$25 BOAT = \$50



CUMBERLAND FALLS MOONBOW

The Moonbow that appears here is the only one in the Western Hemisphere. It may be observed under a full moon and a clear sky. An arch of white light is usually produced at base of Falls and continues downstream. Generations of people have visited here to see this natural phenomenon. Last hotel on this site, Moonbow Inn, was named for the moonbow.



MOONBOW

THERE ARE TOUR BUSES OF PEOPLE EVERY MONTH COMING TO SEE THE

MOONBOW

IN FULL MOON NIGHTS THROUGHOUT THE YEAR DURING ALL SEASONS

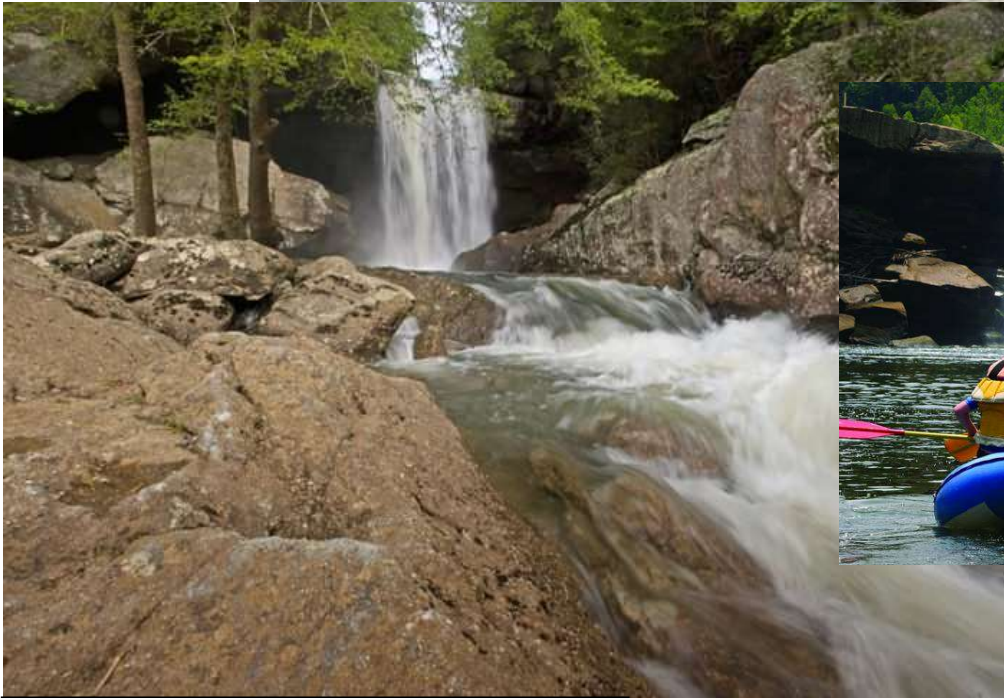
PHENOMENON



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KAYAK = \$20 CANUE = \$35 BOAT = \$75



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