

# TROUT CREEK MOTEL & RV PARK

2972 Montana 200 | Trout Creek, MT  
OFFERING MEMORANDUM

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# Trout Creek Motel & RV Park

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	2972 Montana 200 Trout Creek MT 59874
COUNTY	Sanders
MARKET	RV Park
SUBMARKET	Motel

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,350,000
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## PERFECT BASE CAMP

- Featuring clean well equipped cabins amongst trees for privacy, a quaint and comfortable motel with everything you need and a peaceful and spacious RV park with well-kept sites. The RV park has 16 full hookup sites (30 and 50 amp), 5 tent sites – 4 of which have electric and water, clean bathroom and showers, large and long pull thru sites, laundry facilities and much more.

Surrounded by national parks, forests and wilderness areas, plethora of streams, rivers and reservoirs, abundant hiking trails, water sports, cross country skiing, general sightseeing or just sitting back to enjoy peace of mind your guests will always find something spectacular to do.

Call Campground Brokers for details and an appointment to see this unique campground! 1-800-648-1624

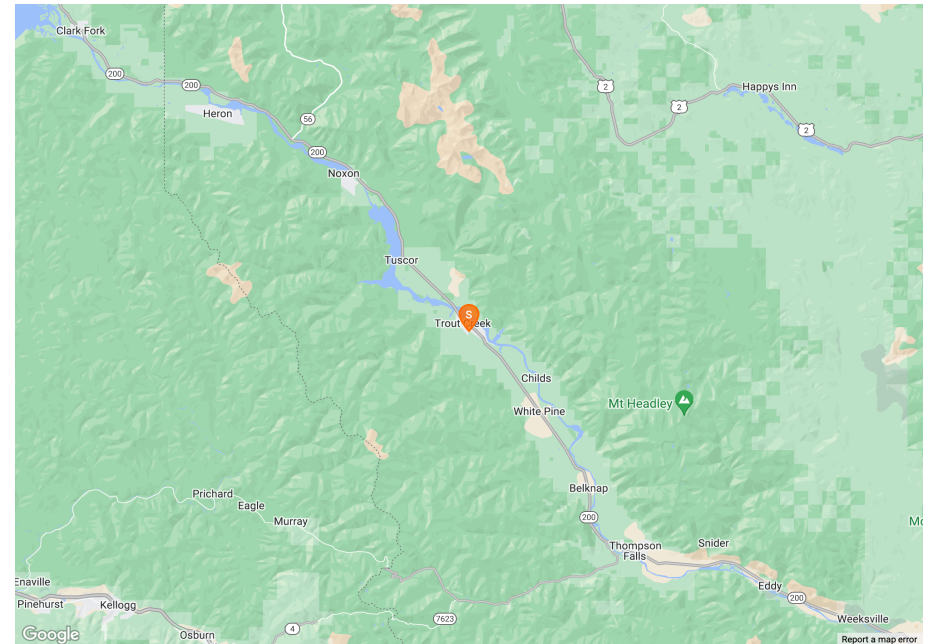




## SCENIC MONTANA GETAWAY

- Located along northwest Montana most scenic highway, situated in the picturesque Clark Fork Valley and surrounded by majestic evergreen covered mountains this Motel and RV Park is the perfect base camp for your guests. Nestled in the heart of Northwest Montana your visitors can venture out on incredible day excursions from hot springs, hiking, world class fishing, wildlife viewing and historical sights, just to name a few, to return to the relaxation and quietness of these accommodations just a stones throw from the Clark Fork River.

Regional Map



Locator Map







02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

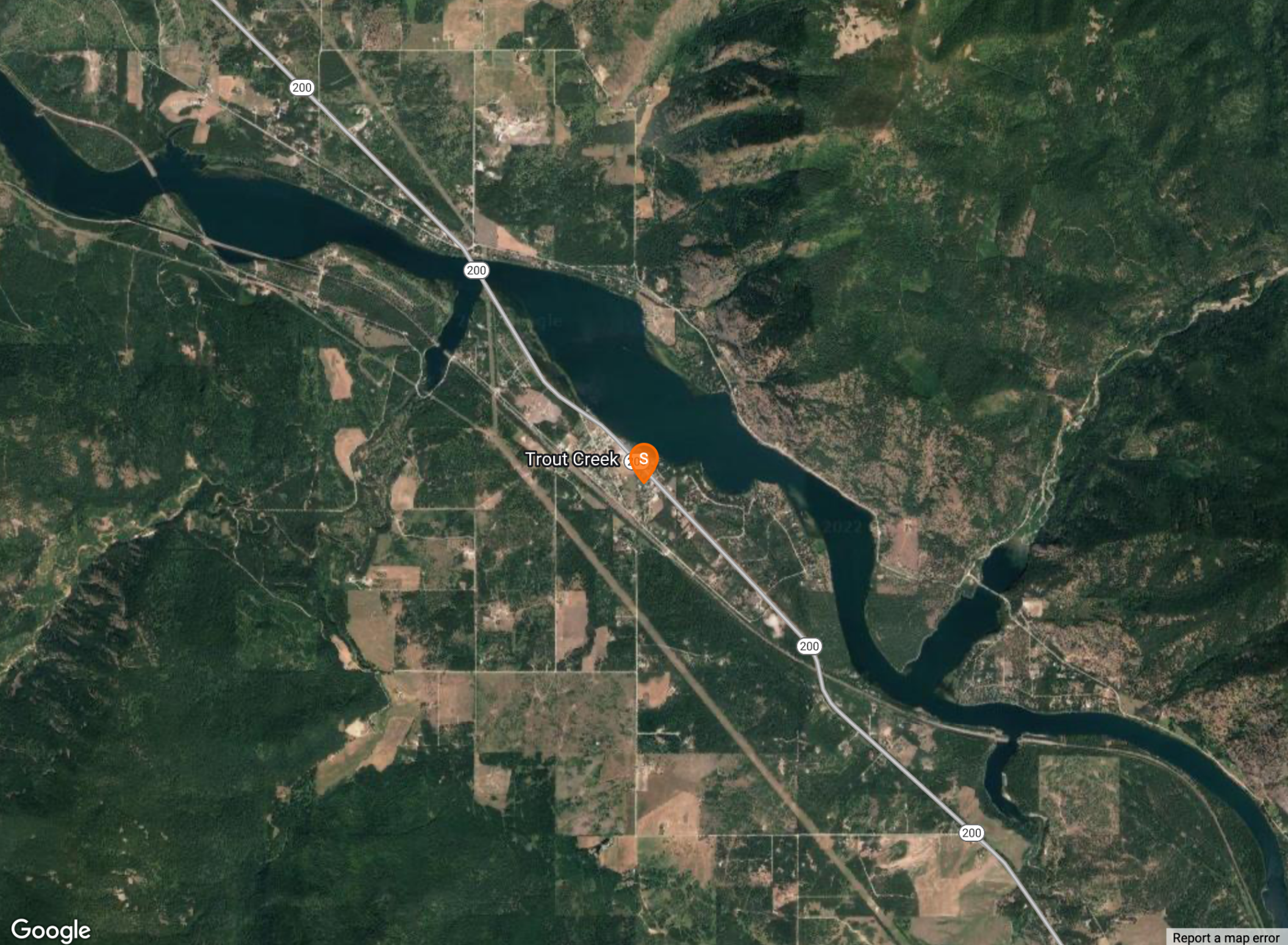


# AMENITIES

LAUNDRY	Yes
RESTROOM / SHOWERS	Yes
STORE	Yes
WIFI	Yes
FISH CLEANING STATION	Yes
PUBLIC BOAT RAMP	Yes











## TROUT CREEK Motel & RV Park

www.troutcreeklodging.com

406-827-3268

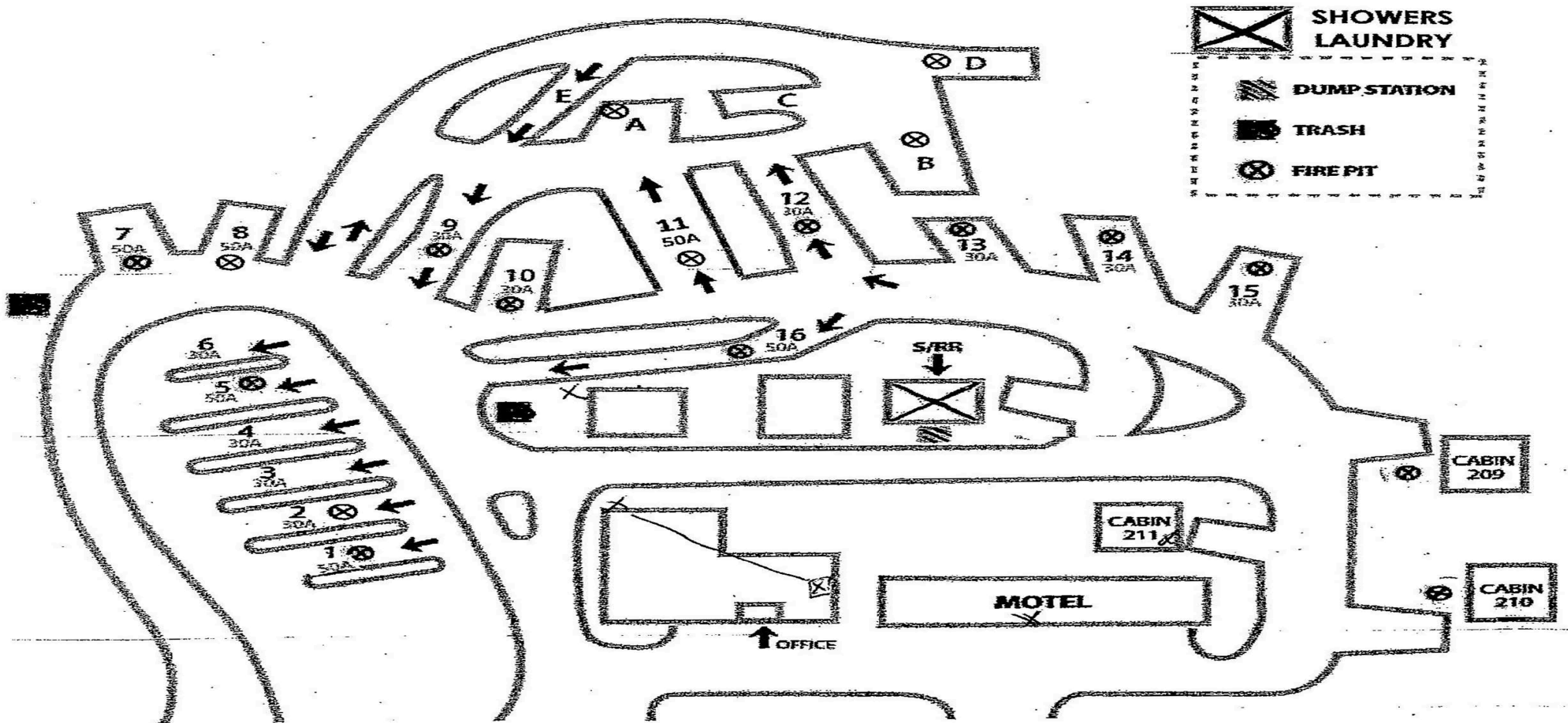
2972 Hwy. 200 - PO Box 1342  
Trout Creek, MT 59874

Shower Time: 4 Quarters = 3 minutes 30 seconds

8 Quarters = 7 minutes

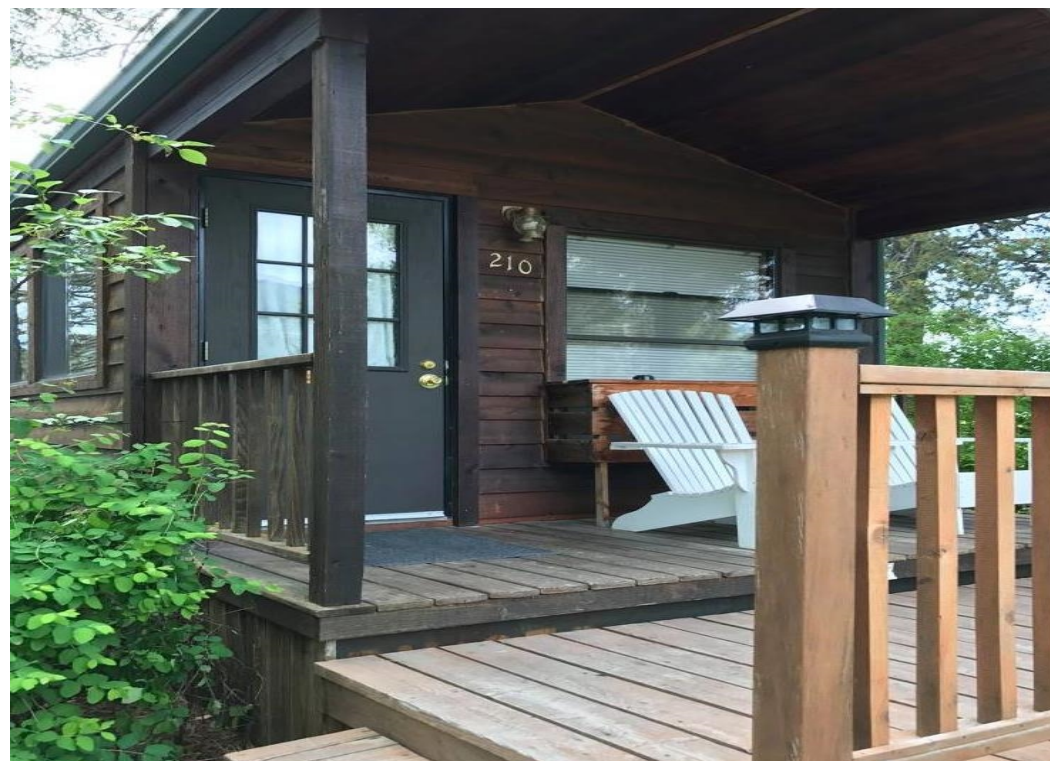
12 Quarters = 10 minutes 30 seconds

**CHECK IN: 2:00 PM CHECK OUT: 11:00 AM**



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03

Financial Analysis

Uploaded Financial Analysis

TROUT CREEK MOTEL & RV PARK



## TROUT CREEK MOTEL & RV PARK

### INCOME

Accommodation Income	<b>2021</b>
Lodging Sales	\$129,159
RV Park Sales	\$45,269
Total Accommodation Income	\$174,428
Amex Rewards	\$105
Exempt Income	
Advanced Deposits - Credit Card	\$76
Advanced Deposits - Cash or Check	\$576
Advanced Payment - Authorized.net	\$2,189
Exempt Lodging	\$16,827
Other Income	\$8,594
Propane Sold	\$4,258
Exempt Income Total	\$32,520

**TOTAL GROSS INCOME** **\$207,053**

### COST OF GOODS SOLD

Discounts	-\$353
Merchant Account Fees	\$6,604
Motel Expense	\$3,222
Purchases - Resale Items	\$60
<b>TOTAL COST OF GOODS SOLD</b>	<b>\$9,533</b>

**GROSS PROFIT** **\$197,520**

### EXPENSES

Advertising & Marketing - Website	\$4,886
Advertising & marketing - Other	\$593
Auto Expenses	\$1,014
Bank Charges & Fees	\$322
Business Licenses & Permits	\$120
Dues & Subscriptions	\$804
Employee Meals	\$832
Insurance	\$7,761
Landscaping & Groundskeeping	\$1,378
Office Supplies & Expenses	\$1,032
Payroll Taxes	\$2,176
Payroll Wages	\$7,342
Professional Services	\$1,986
Property Taxes	\$5,667



Refund	\$1,464
Repairs & Maintenance	\$2,237
Small Tools & Equipment	\$997
Telephone Expense (Include Cell & Internet)	\$7,845
Utilities - Dish Network	\$4,042
Utilities - Power	\$7,754
Utilities - Propane	\$9,767
Utilities - Trash	\$1,148
Utilities - Water	\$1,405
<b>TOTAL EXPENSES</b>	<b>\$72,572</b>
 <b>ADJUSTED NOI</b>	 <b>\$124,948</b>



# Trout Creek Motel & RV Park

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