

OFFERING MEMORANDUM



BOULDER CREEK LODGE & RV PARK

4 Boulder Cr Rd
Hall MT 59837

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BOULDER CREEK LODGE & RV PARK

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01

Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

| | |
|-----------|----------------------------------|
| ADDRESS | 4 Boulder Cr Rd Hall MT 59837 |
| COUNTY | Granite |
| MARKET | Lodge |
| SUBMARKET | RV Park |

FINANCIAL SUMMARY

| | |
|----------------|-------------|
| OFFERING PRICE | \$1,350,000 |
|----------------|-------------|

BOULDER CREEK LODGE

- Whether you are looking to live on site all year round and maximize the revenue potential with expanded season dates or operate seasonally, you can live in the immaculate 3 bedroom, 1 bath residence with plenty of storage, garage space and carport. All this and more on the 10-acre property.

The campground is a staple of the local community and whether your visitors are repeat campers or staying for the night they will all be enchanted with the charm of this park and the endless scenic beauty of the area. With a minimum 45% down payment, a buyer can put their personal touches on this already established business, and experience the location and lifestyle that resort owners only dream about.



MORE THAN JUST AN RV PARK

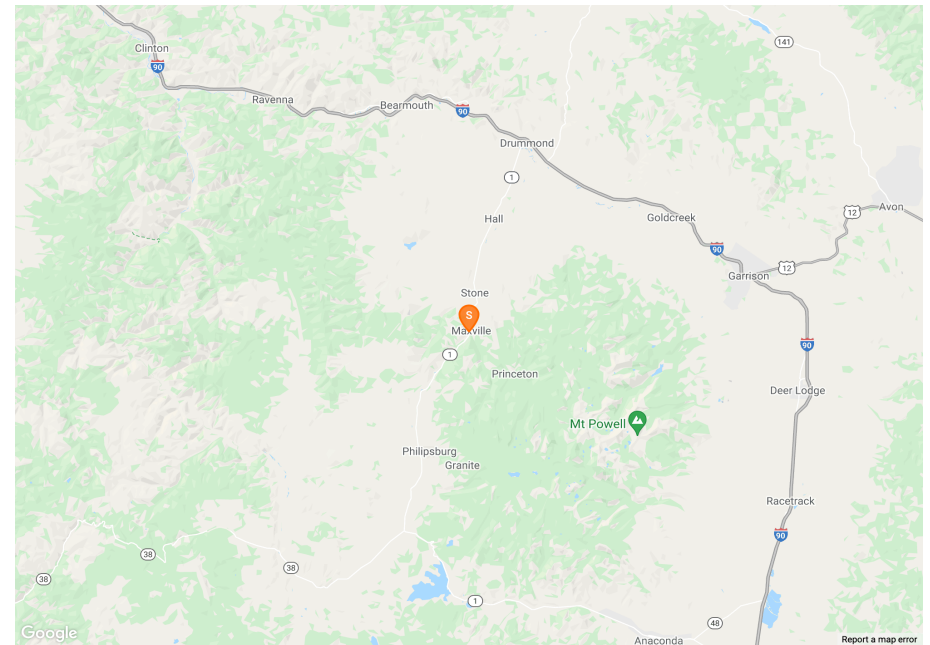
- Between Yellowstone and Glacier National Parks

Set in a picturesque valley, surrounded by mountains, abundant wildlife, along a scenic highway, in an area that is full of history and beauty, this resort is the perfect opportunity for those seeking to invest in a LIFESTYLE.

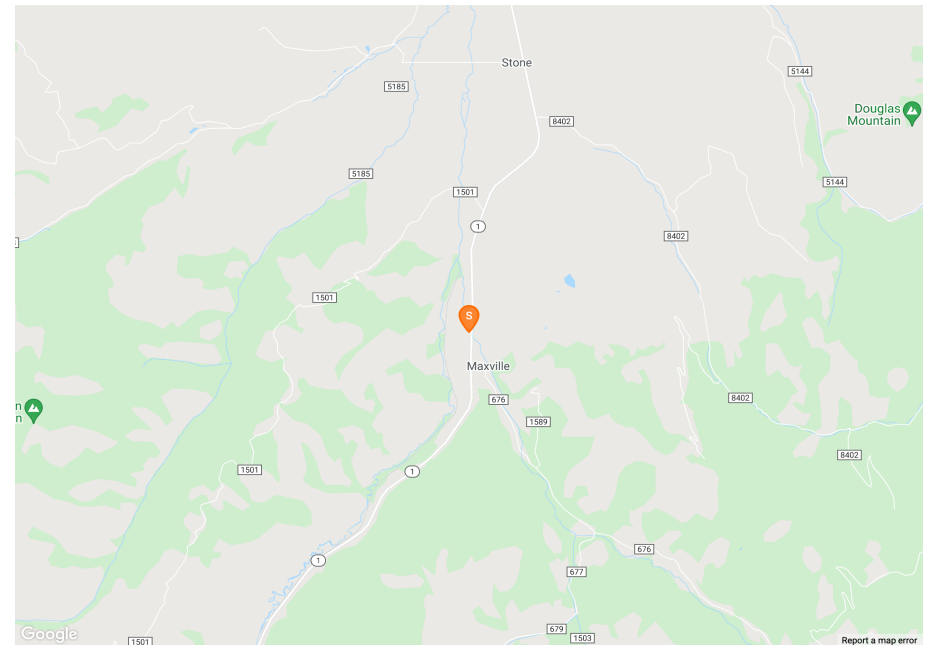
This property is bordered by a flowing creek that is used by guests of the resort as the perfect setting for family reunions, church gatherings and even a stunning wedding venue. The resort's accommodations include 7 full hook RV sites, 3 with water and electricity and 3 with no hook ups, open area tent sites, 10 camping cabins, 2 luxury tipis and a Conestoga Wagon with pristine restroom and laundry facilities. The massive lodge comes equipped with full-service kitchen, dining area, rec room and gift shop.

Call Campground Brokers for details and an appointment to see this unique resort! 1-800-648-1624 or email sales@campgroundbrokers.com

Regional Map



Locator Map





02

Property Description

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Site Map](#)

[Property Images](#)

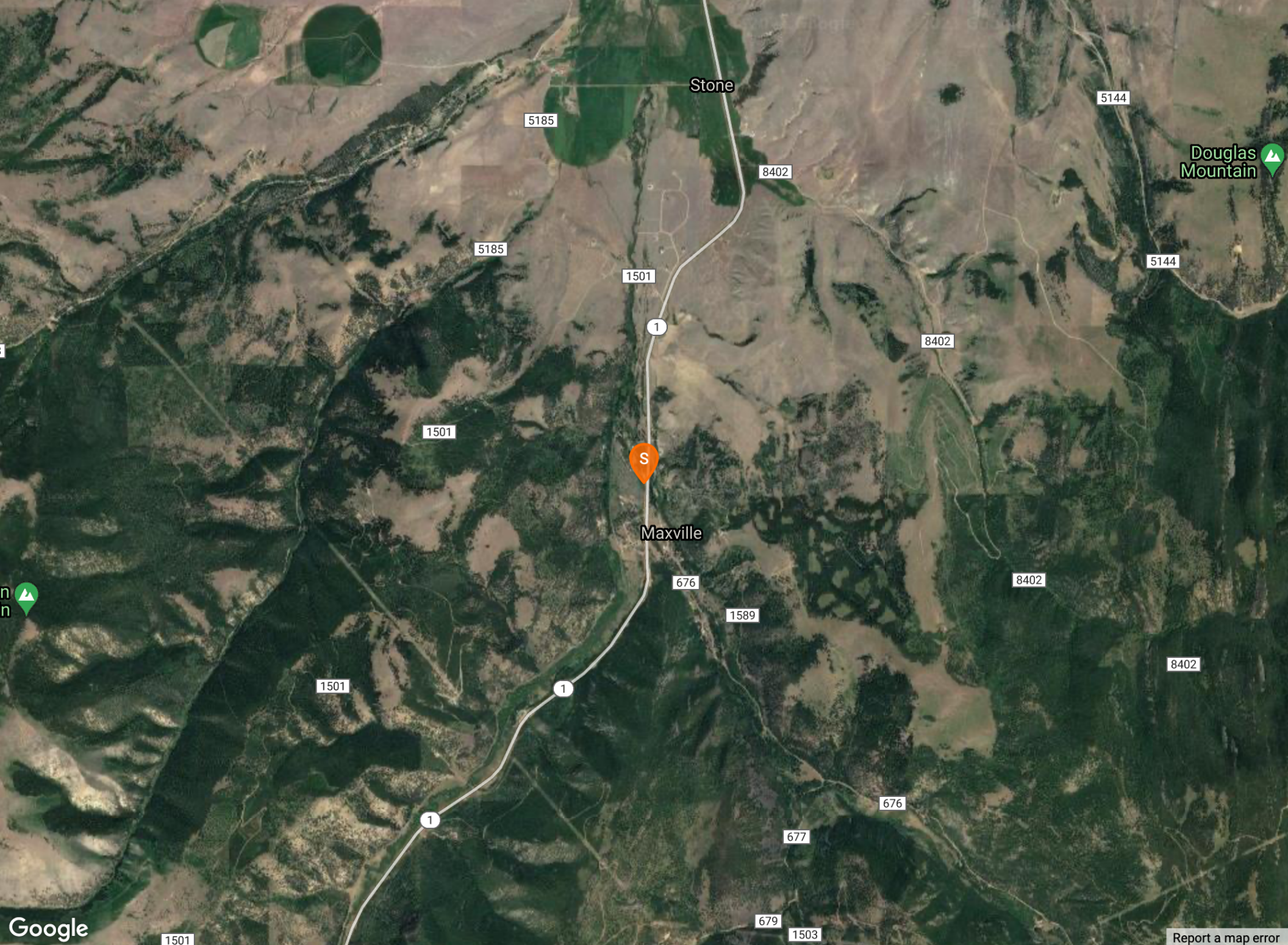
PROPERTY FEATURES

| | |
|---------------------------|--------------------------|
| TOTAL ACREAGE | 9.734 +/- |
| TOTAL # OF SITES | 34 |
| FHU SITES | 7 |
| WATER & ELECTRIC SITES | 3 |
| DRY SITES | 3 |
| CAMPING CABINS | 10 |
| LUXURY TEEPEE | 2 |
| CONESTOGA WAGON | 1 |
| TENT SITES | Yes |
| OWNER / MANAGER RESIDENCE | 3 Bed/1 Bath, 1500 sq ft |
| SEASONAL | May 15th - Oct 15th |

AMENITIES

| | |
|-----------------------|-----|
| STORE & GIFT SHOP | Yes |
| CAFE, MINIMAL MENU | Yes |
| LAUNDRY / RESTROOMS | Yes |
| GAME / REC ROOM | Yes |
| STAGE / PAVILION AREA | Yes |
| WIFI | Yes |

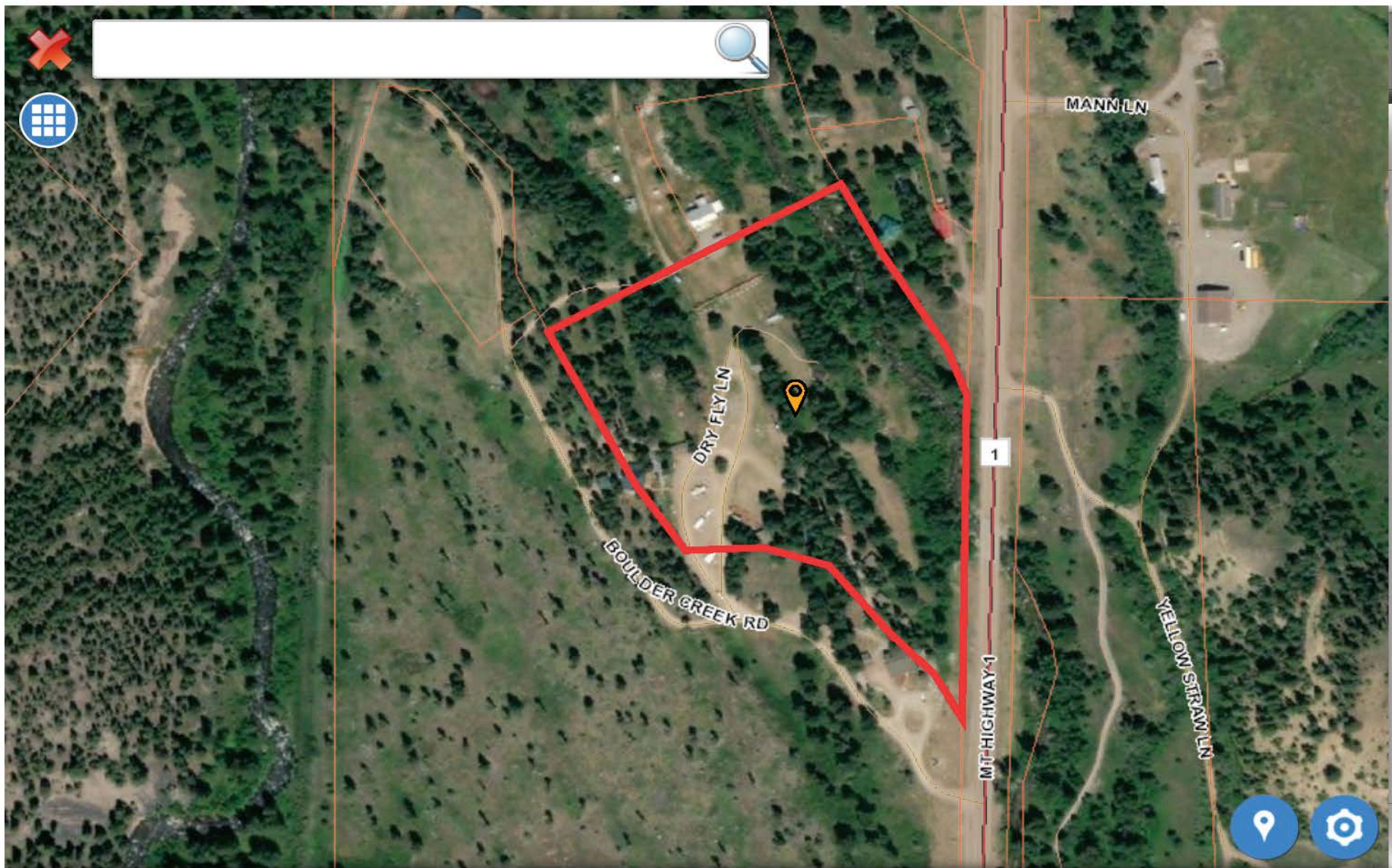




Douglas Mountain

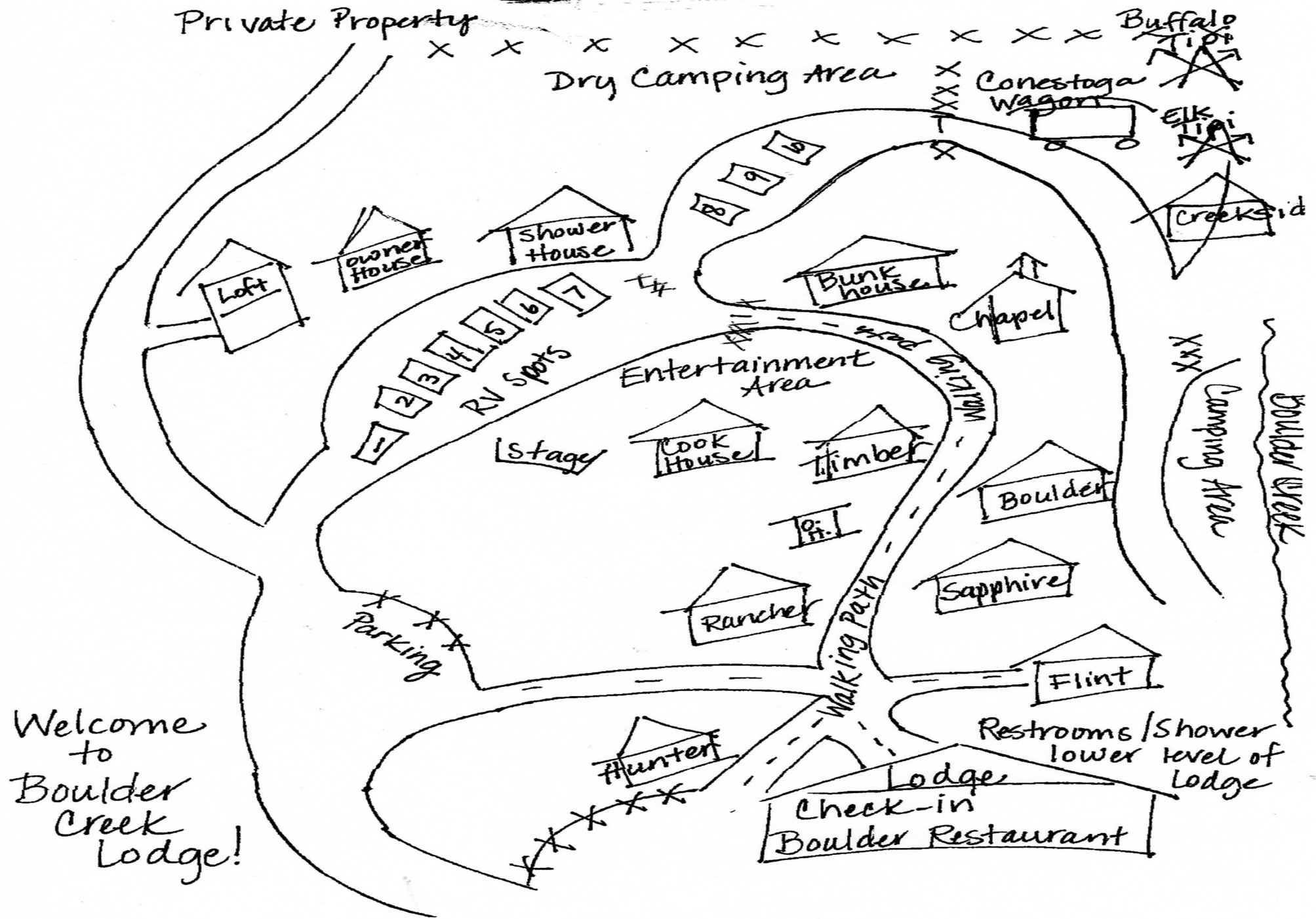
Google

[Report a map error](#)



46-1674-04-3-01-10-0000
4 BOULDER CREEK RD, HALL, MT 59837
FOX PROPERTIES LLC

MONTANA.GOV
OFFICIAL STATE WEBSITE Montana Department of Revenue







03

Financial Analysis

Boulder Creek 3 year P&L

BOULDER CREEK RESORT

updated: January 3, 2022

| <u>INCOME</u> | | <u>2019</u> | <u>2020</u> | <u>2021</u> |
|--|---------------------------------|-------------------|-------------------|-------------------|
| | Deposit Forfeited | | | |
| | Cafe | | | |
| | Registration: Daily | \$ 101,300 | \$ 118,514 | \$ 151,387 |
| | RV/tent | | | |
| | Cabins | | | |
| | Store Sales: Gen Merch | \$ 5,413 | \$ 17,465 | \$ 48,059 |
| | Misc. Revenue | | | |
| | (Discounts) | \$ (498) | \$ (449) | \$ (184) |
| TOTAL GROSS INCOME | | \$ 106,215 | \$ 135,530 | \$ 199,262 |
| <u>COST OF GOODS</u> | | | | |
| | Cost of Store Merchandise | \$ 13,718 | \$ 10,856 | \$ 10,000 |
| TOTAL COST OF GOODS | | \$ 13,718 | \$ 10,856 | |
| TOTAL ADJUSTED GROSS INCOME > > | | \$ 92,497 | \$ 124,674 | \$ 189,262 |
| <u>EXPENSES</u> | | <u>2019</u> | <u>2020</u> | <u>2021</u> |
| | Advertising & Marketing | \$ 3,042 | \$ 3,711 | \$ 4,000 |
| | Commissions | \$ 954 | \$ 1,256 | \$ 2,500 |
| | Insurance (liability) | \$ 6,970 | \$ 6,970 | \$ 6,970 |
| | Insurance (flood) | \$ 1,120 | \$ 1,120 | \$ 1,120 |
| | Beer/Wine license and Lodge Tax | \$ 6,508 | \$ 7,167 | \$ 10,000 |
| | Beer/Wine license | \$ 400 | \$ 400 | \$ 400 |
| | Operations - Supplies | \$ 1,667 | \$ 2,047 | \$ 2,500 |
| | Fuel Expense | \$ 1,200 | \$ 1,200 | \$ 1,200 |
| | Misc, Dues and Sub | \$ 440 | \$ 528 | \$ 550 |
| | Property Taxes | \$ 6,518 | \$ 6,202 | \$ 6,038 |
| | Repair & Maintenance | \$ 5,580 | \$ 2,866 | \$ 6,000 |
| | Uniforms | \$ 30 | \$ 516 | \$ 600 |
| Propane and Electricity | Utilities: Total | \$ 7,745 | \$ 6,884 | |
| | Utilities: Septic/Sewer | \$ 250 | \$ 250 | \$ 250 |
| | Utilities: Electricity | | | \$ 4,373 |
| | Utilities: Garbage | | | \$ 815 |
| | Utilities: Phone/Internet | \$ 2,742 | \$ 1,427 | \$ 1,500 |
| | Utilities: Propane | | | \$ 3,562 |
| TOTAL EXPENSES > > > > | | \$ 45,166 | \$ 42,544 | \$ 52,378 |
| NET OPERATING INCOME > > | | \$ 47,331 | \$ 82,130 | \$ 136,884 |

*some expenses are estimates based on owner's records and figures from previous years

BOULDER CREEK LODGE & RV PARK

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