



For Sale

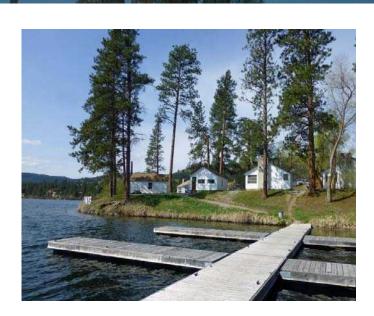
58 Tiffany Road

Republic, Washington 99166

Property Features

- Lot Size: 4.2 Acres
- 1,440 Feet of Frontage on Curlew Lake
- 3 Bed/2 Bath House
- 14 Full Hookup RV Sites
- 19 Waterfront Cabins with Kitchen Facilities, Bathrooms & Fully Furnished, Including Bedding
- Ample Parking
- Built in 1939
- 13 Septic Tanks
- Well Water
- Owners are Willing to Carry Paper

Sale Price: \$1,600,000



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Financial Information

For Sale Tiffany's Resort On Curlew Lake

111,225.00

209,225.00

•	Scheduled Gross Income:			\$ 335,814.00
•	COGS			\$ 15,334.00
•	Gross Operating Income:			\$ 320,480.00
•	 Property Taxes & Licenses Insurance Utilities Repairs/Maintenance Advertising Miscellaneous Supplies Office & Legal Wages 	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	37,560.00 16,623.00 25,724.00 12,177.00 1,469.00 4,778.00 1,871.00 1,349.00 9,674.00	

Sale Price: \$1,600,000.00

Capitalization Rate: 13.08%

All Information is believed to be accurate; however, it is the responsibility of the Buyer to verify all information prior to purchase.



Total Expenses:

Net Operating Income:







Each 2-bedroom cabin has 2 queen beds, its own fireplace, kitchen, & bathroom with shower. The cabins are fully furnished, including bedding.







Each studio cabin has a queen bed, its own kitchen, & a bathroom with shower. The cabins are fully furnished, including bedding.







The deluxe, 3-bedroom, 2-story cabin has its own kitchen & bathroom with shower. The cabin includes 3 queen beds & a hide-a-bed, & is fully furnished, including bedding.



http://www.tiffanysresort.com

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