

# OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



### PROPERTY DESCRIPTION

Welcome to Ozarka Lodge, a 4 story hotel nestled in Eureka Springs and totaling 45 rooms. Among them are 29 double queen rooms, 11 king rooms, 4 king rooms w/ jacuzzi tub, and 1 double queen room w/jacuzzi tub. Guests can also enjoy relaxing in the pool, that also features convenient access underneath. This property also offers a 2bed living quarter complete with a kitchen, dining room, living room, and private balcony, great for employee housing. Priced at \$114.57 PSF, which is less than half the current construction cost. The property is cinder block construction with a metal sloping roof featuring a concrete underlie only 7 to 8 years old. Regular double queen/king rooms rents for \$69/night during the week and \$79 on the weekends. During peak seasons these same rooms go for \$89 on the weekends. For major events, they rent for \$139/night. Rooms equipped with jacuzzis rent around \$115 or \$189 during events. Estimated gross at \$384,000, expenses estimated at \$239,000, NOI estimated at \$145,000 and a 7.5% cap rate.

### PROPERTY HIGHLIGHTS

- 45 Rooms Total on 4 Levels
- 2 Bed Living Quarter on Site
- Priced at \$114 PSF - less than half the current construction cost
- Estimated Gross Income at \$384,000
- 7.5% Cap Rate

### OFFERING SUMMARY

Sale Price:	\$1,950,000
Number of Rooms:	45
Lot Size:	0.91 Acres
Building Size:	17,020 SF
Cap Rate:	7.5%

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

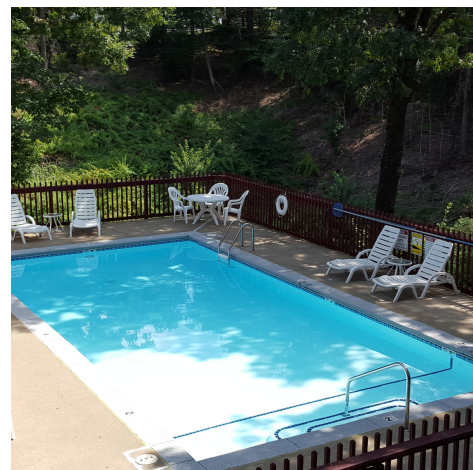
**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**4 STORY HOTEL WITH 45 ROOMS FOR SALE**

# OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

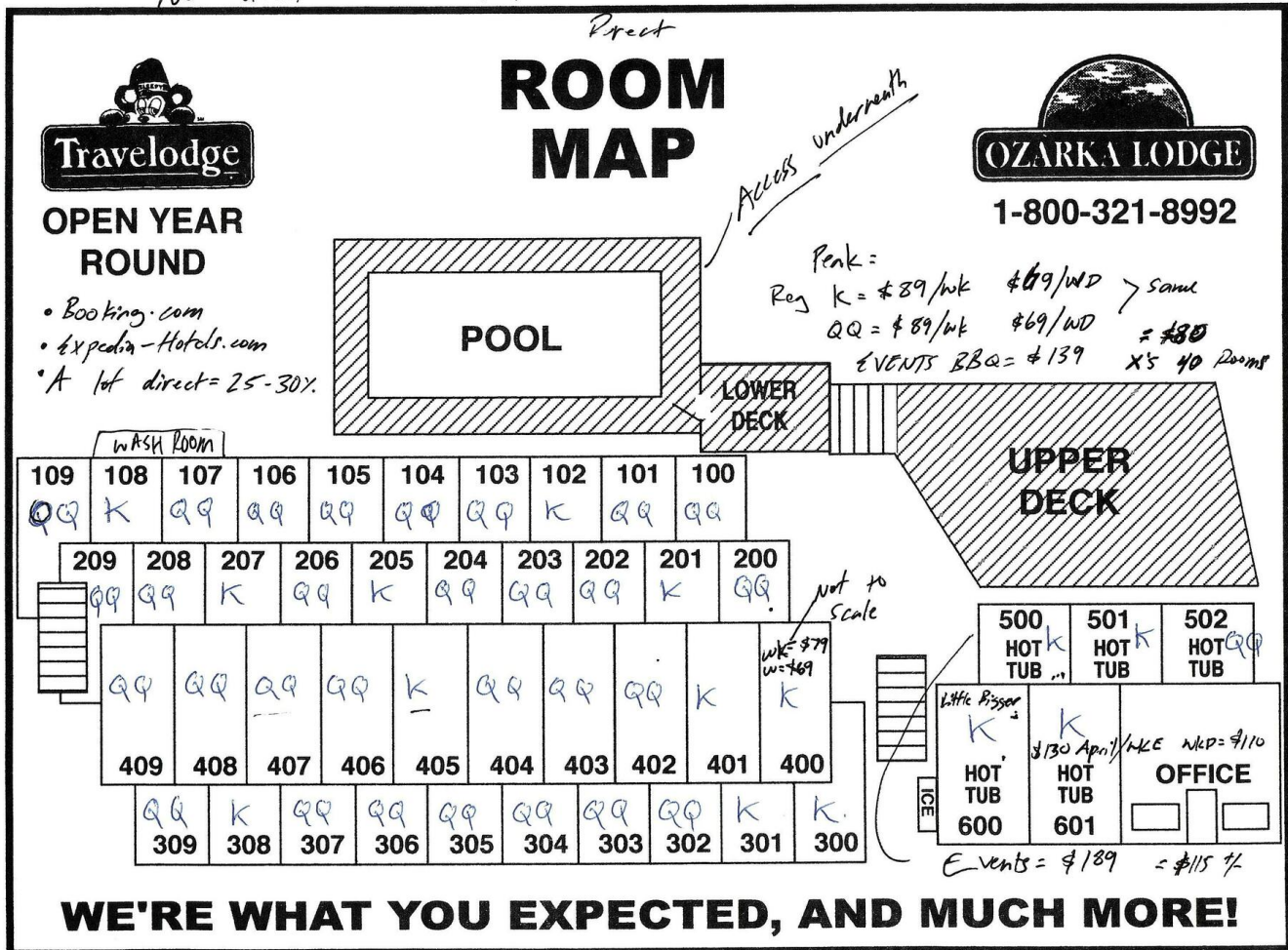
# 4 STORY HOTEL WITH 45 ROOMS FOR SALE

## OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



No elevator  
My Room = \$80 + Tax = \$1,375 %



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

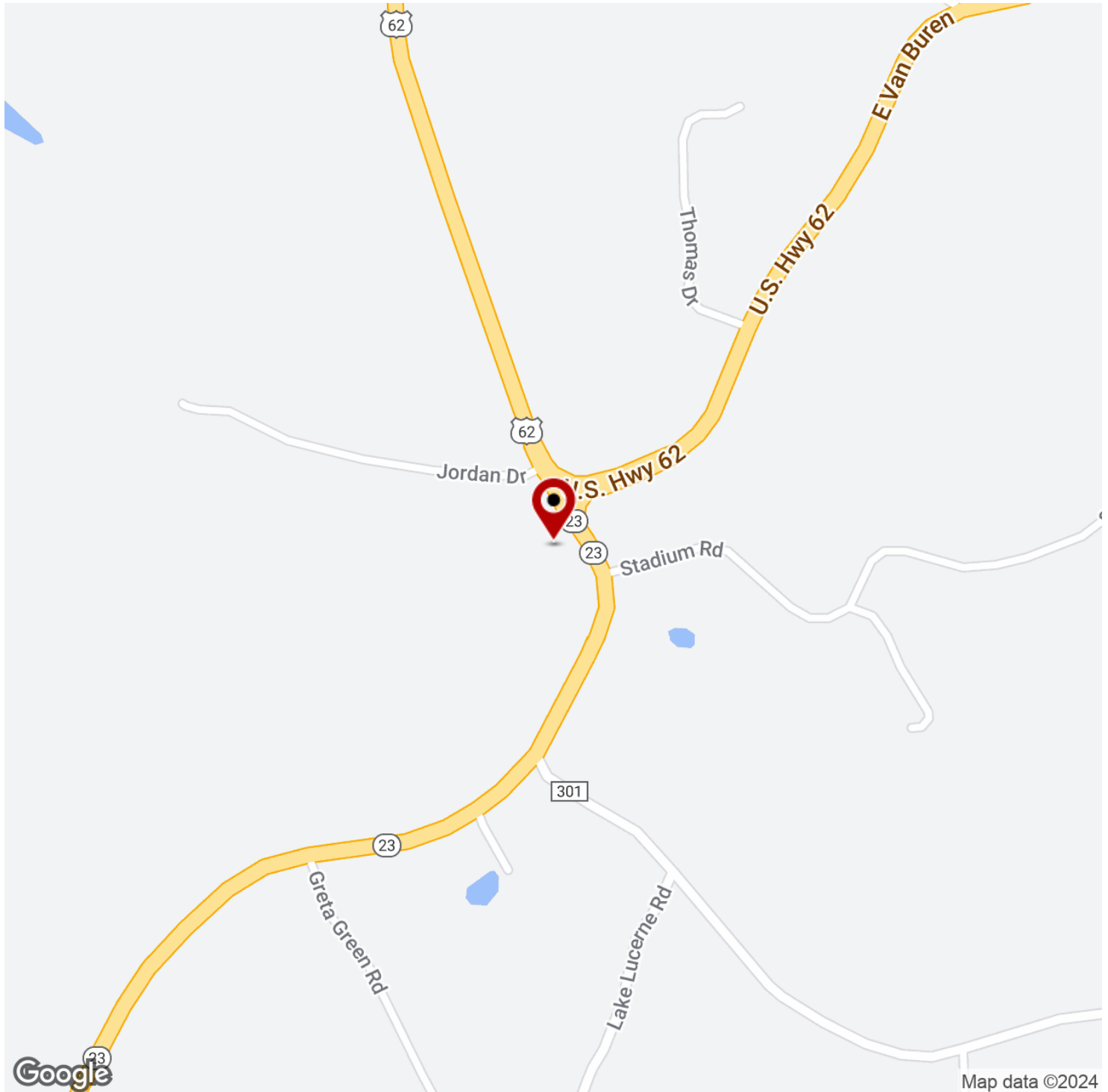
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

## 4 STORY HOTEL WITH 45 ROOMS FOR SALE

# OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### TIMOTHY SALMONSEN

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

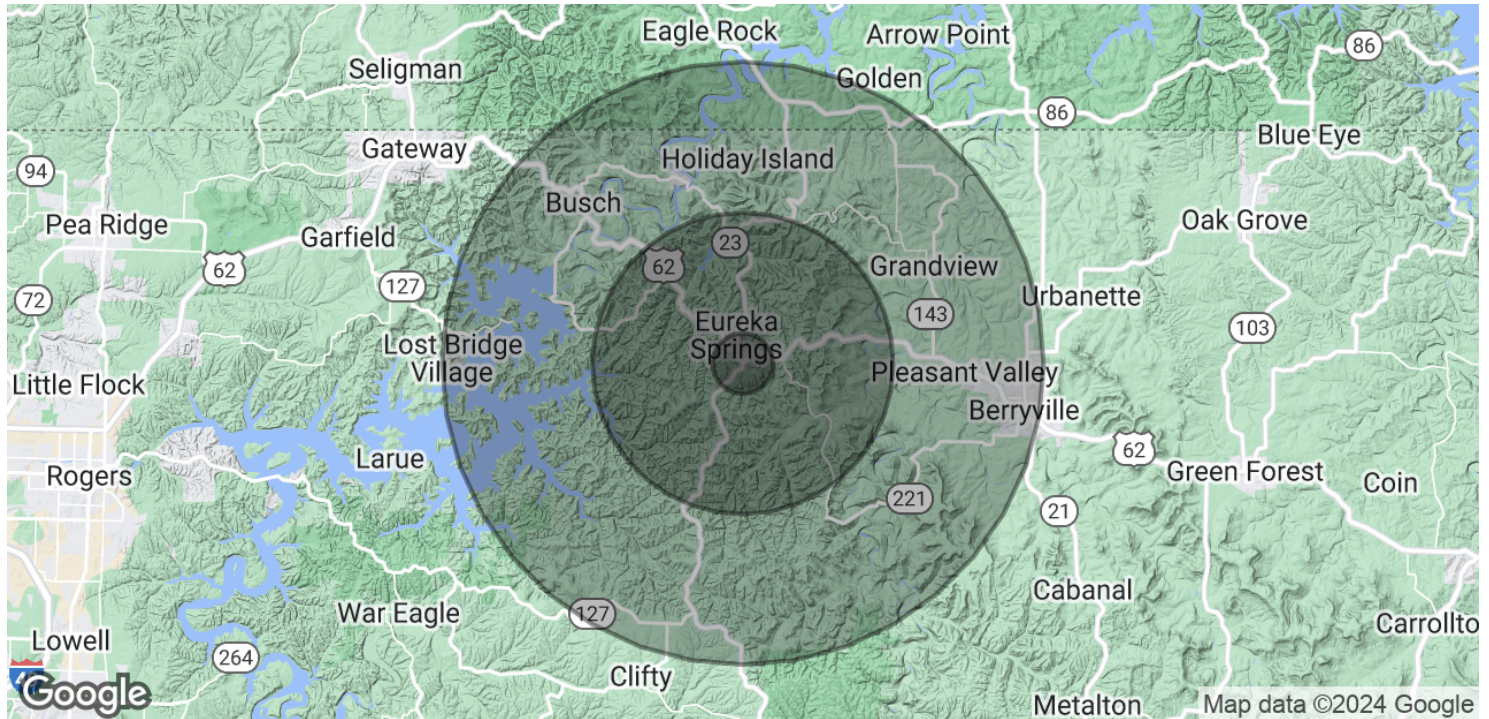
Each Office Independently Owned and Operated [salmonsengroup.com](https://salmonsengroup.com)

## 4 STORY HOTEL WITH 45 ROOMS FOR SALE



# OZARKA LODGE

110 Huntsville Road, Eureka Springs, AR 72632



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	309	4,623	15,950
Average Age	52.0	53.6	50.5
Average Age (Male)	47.8	52.3	49.6
Average Age (Female)	55.0	54.0	50.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	168	2,801	9,193
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$46,744	\$43,753	\$50,110
Average House Value	\$163,042	\$182,200	\$180,109

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](https://salmonsengroup.com)