



Retter &
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INTERNATIONAL REALTY

CAMEO HEIGHTS MANSION

1072 OASIS ROAD
TOUCHET, WA 99360

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1 PROPERTY INFORMATION

1072 Oasis Road
Touchet, WA 99360

Property Summary



Sale Price **\$3,400,000**

OFFERING SUMMARY

Building Size: 10,234 SF
Lot Size: 10 Acres
Price / SF: \$332.23
Year Built: 1996
Zoning: Primary Ag 40
APN: 32.07.21.14.0001

PROPERTY OVERVIEW

Cameo Heights Mansion has a well established place in the hospitality market for Washington and Oregon. The property over looks the Walla Walla River and has long served as a high-end getaway/bed & breakfast/restaurant and event venue. It was named the "Most Romantic Destination B&B in the Whole World" in 2014 by BedandBreakfast.com

The current owners are the original founders and developers of the property. Besides keeping immaculate grounds and interiors, the property has grown to include a small outdoor wedding venue, covered patios that overlook the heated pool and deck as well as amenities inside such as a guest lounge and private theater room.

Sitting in the heart of Washington's Wine Country the mansion features international themed suites, all of which have a unique feel and exquisite finishes.

The seller's have decided it's time to retire and step away and are leaving a new owner a prime asset that is already highly profitable and has a strong booking history.

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Property Description



LOCATION OVERVIEW

The property is nestled in an orchard atop a small valley between the Tri.Cities and Walla Walla with sweeping panoramic views and overlooking the Touchet River basin. It's a quick 30 minute drive from the Tri.Cities or Walla Walla as this venue is just off of State Highway 12.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport [PSC] offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.

Complete Highlights

SALE HIGHLIGHTS

- Real Estate and Business Included
- Turn Key Ready Operations
- Well Known Location for Lodging, Dining and Events
- Panoramic Views
- First Class Experience
- Well Manicured Grounds
- Award Winning Bed & Breakfast



Exterior Images



Interior Images



2 LOCATION INFORMATION

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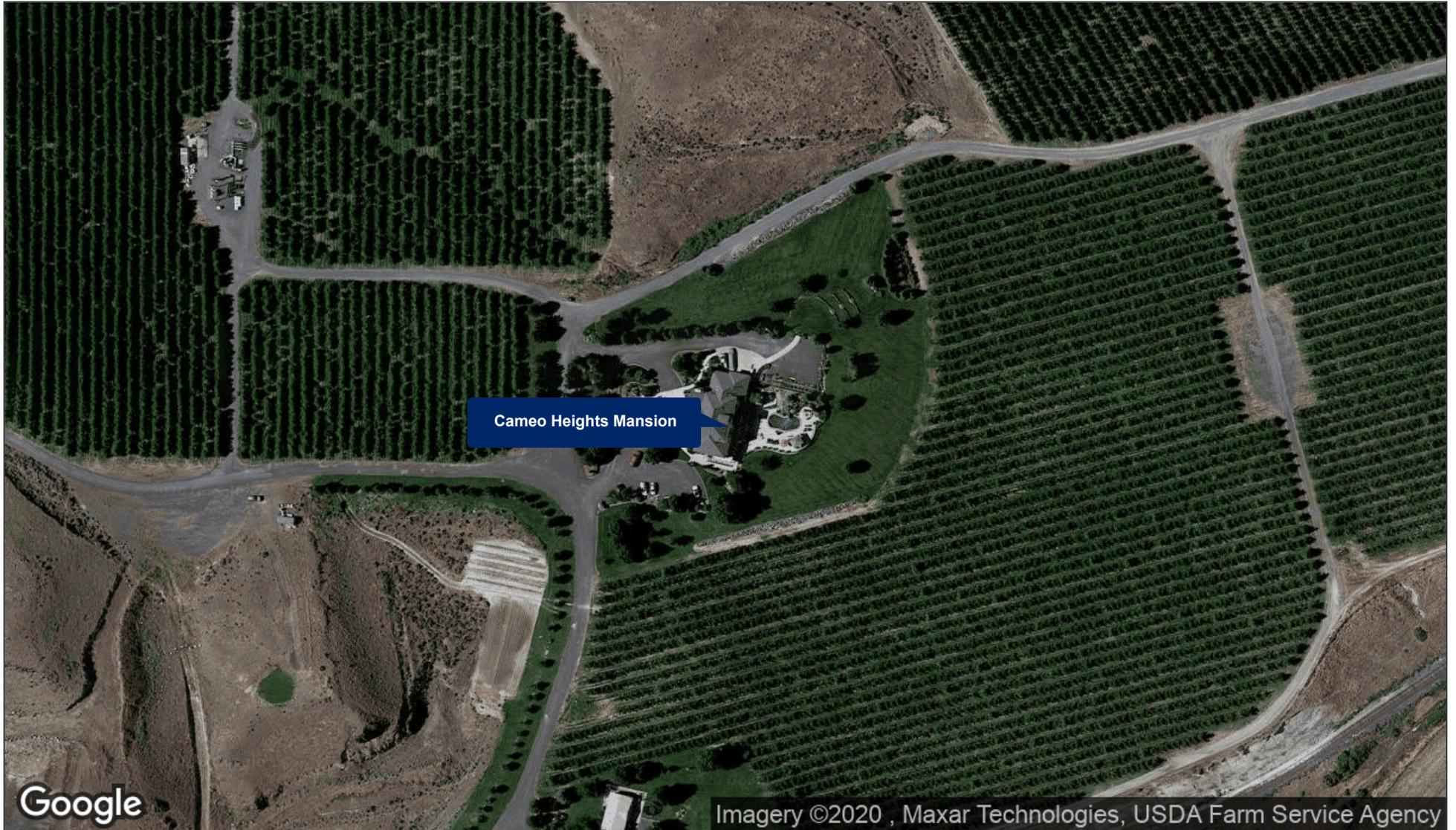
Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

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Financial Summary



2019 SUMMARY

Total Income	\$1,005,015
Total Expenses	\$672,390
Annual Net Profit	\$332,624

2018 SUMMARY

Total Income	\$1,012,692
Total Expenses	\$663,803
Annual Net Profit	\$348,889

2017 SUMMARY

Total Income	\$909,837
Total Expenses	\$583,456
Annual Net Profit	\$326,381

Valuation Summary



THREE YEAR AVERAGE INCOME AND EXPENSE

Average Income	\$975,847
Average Expenses	\$639,883
Average Net Profit	\$335,964

VALUATION METHODS

Gross Sales Approach	
3.5 X Avg. Gross Sales	\$3,415,465
Net Income Approach	
8% CAP Rate	\$4,199,550

ACTUAL PRICING DATA

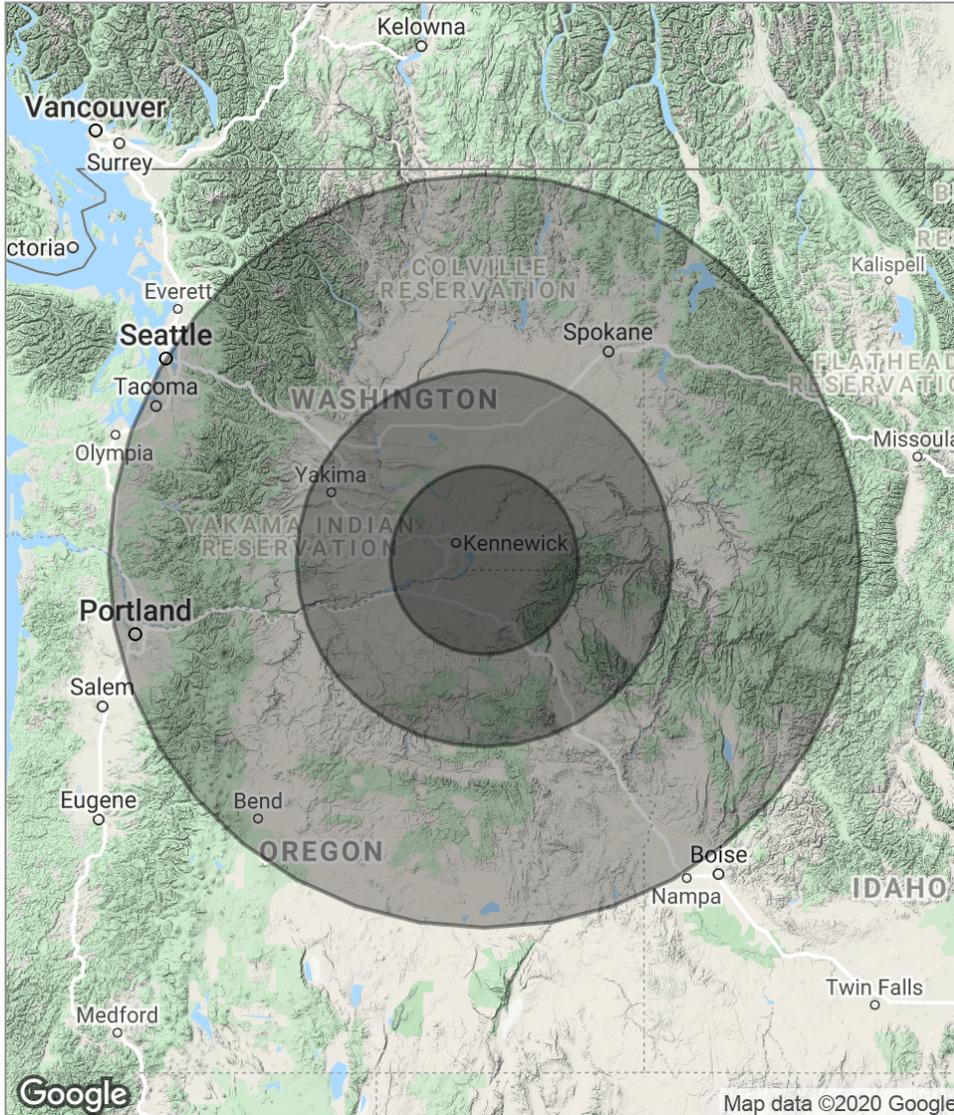
Gross Sales Multiplier	3.48
CAP Rate	9.9%

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DEMOGRAPHICS

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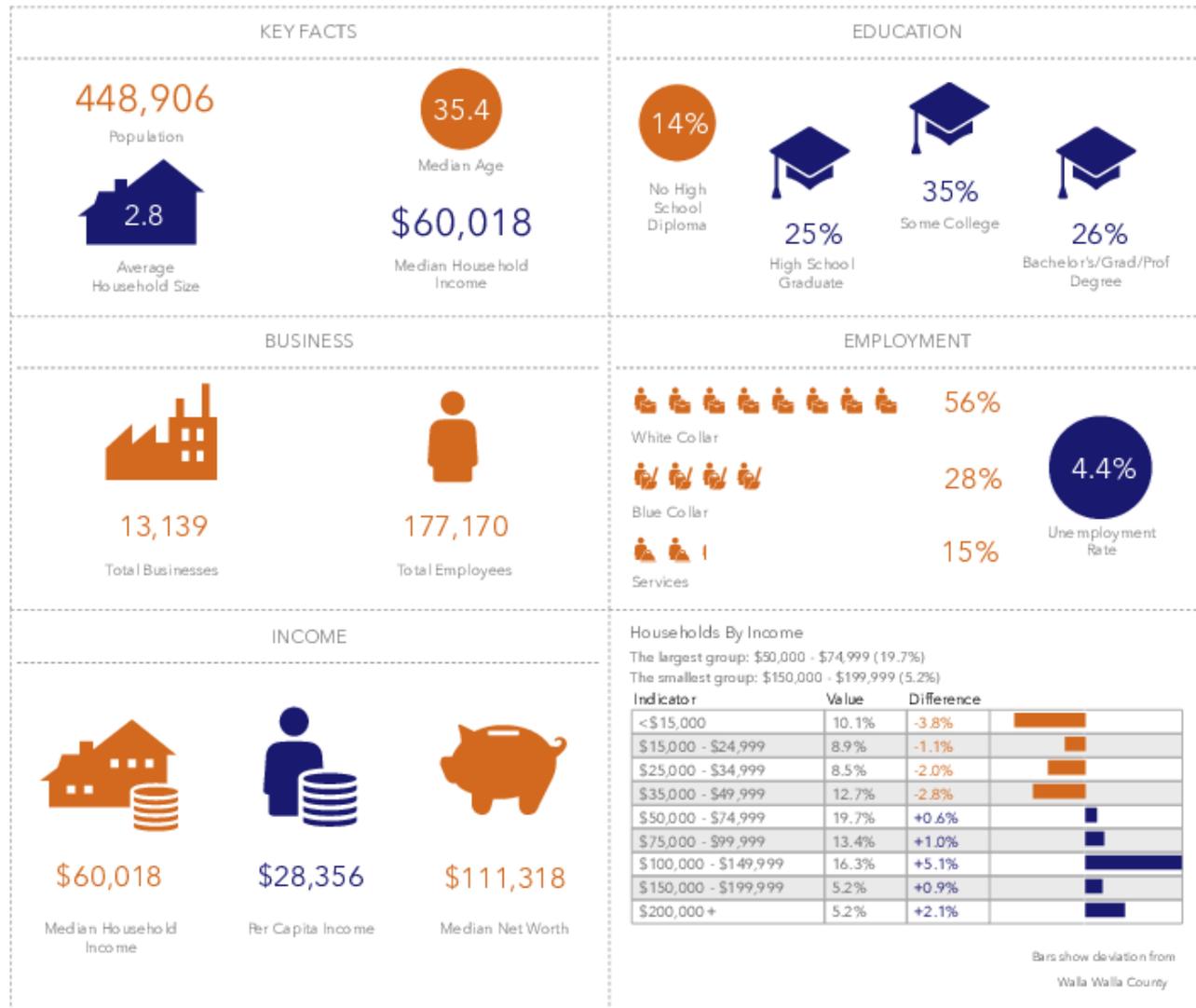
Demographics Map



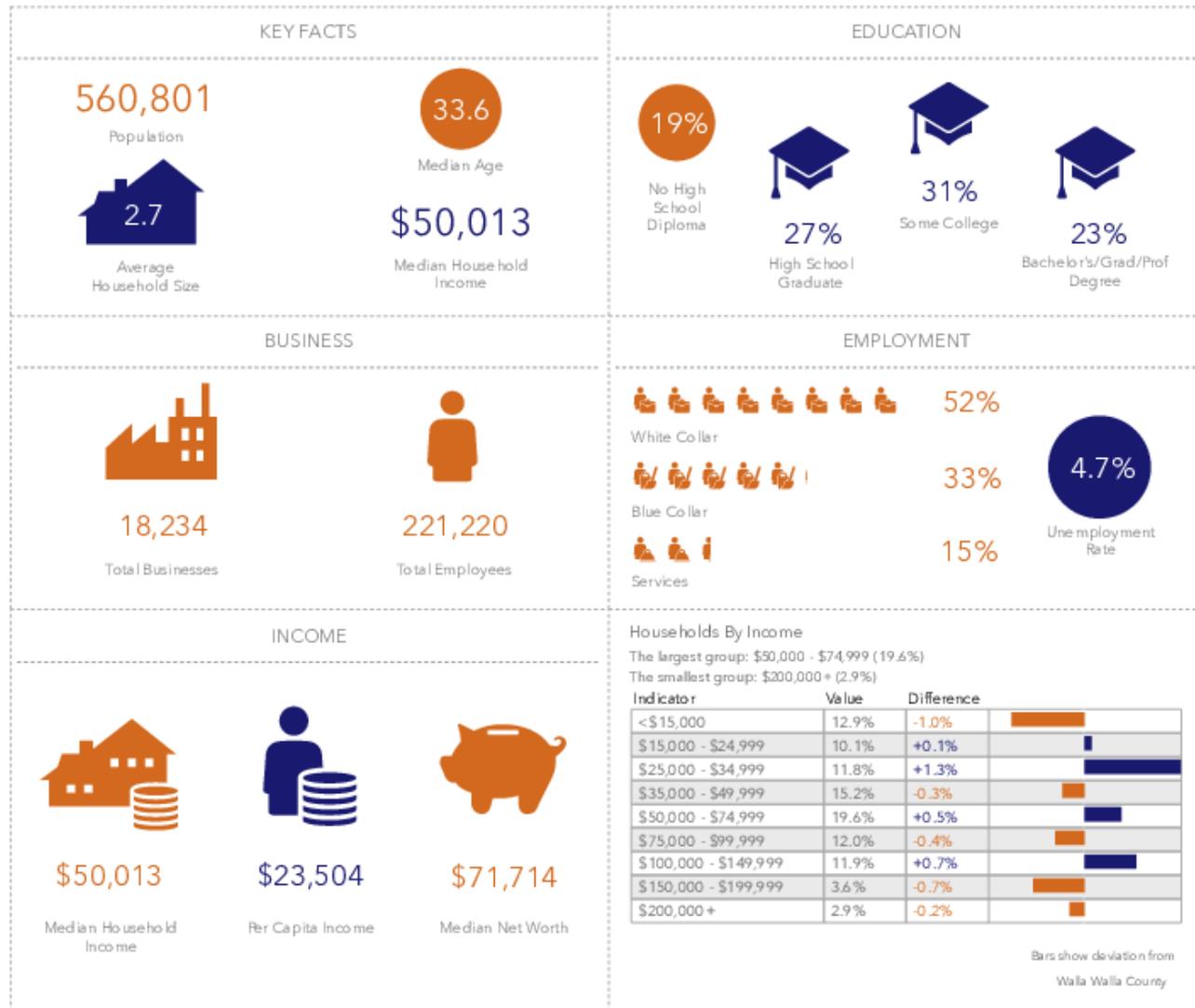
POPULATION	50 MILES	100 MILES	200 MILES
Total population	498,940	815,507	3,002,273
Median age	34.7	34.8	37.6
Median age (Male)	34.1	34.1	36.9
Median age (Female)	35.2	35.5	38.3
HOUSEHOLDS & INCOME	50 MILES	100 MILES	200 MILES
Total households	175,333	283,900	1,156,461
# of persons per HH	2.8	2.9	2.6
Average HH income	\$65,370	\$61,912	\$60,381
Average house value	\$198,854	\$186,265	\$208,568

* Demographic data derived from 2010 US Census

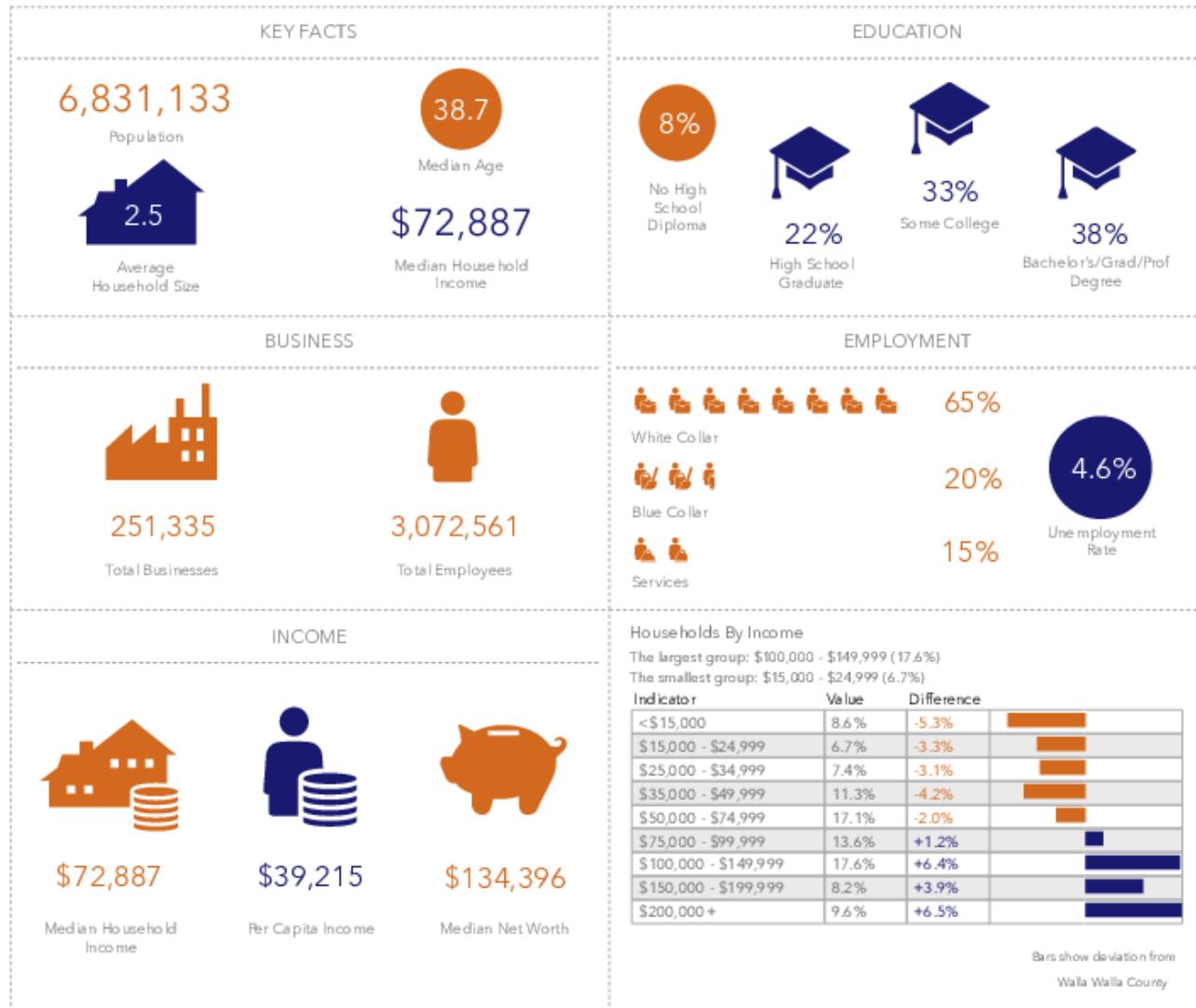
50 Mile InfoGraphics



100 Mile InfoGraphics



200 Mile InfoGraphics



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