

Branson King Resort & Suites

BRANSON, MO



OFFERING MEMORANDUM

KW COMMERCIAL

285 W. Kaahumanu Avenue, Suite 201
Kahului Maui, HI 96732

PRESENTED BY:

TONY MISIASZEK

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BRANSON, MO

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BRANSON KING RESORT & SUITES

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$4,990,000
NUMBER OF ROOMS:	94
CAP RATE:	9.93%
NOI:	\$495,615
AVAILABLE SF:	
LOT SIZE:	1.2 Acres
BUILDING SIZE: LOBBY/GAME ROOM:	26,731 SF 7,387 SF
PRICE / SF:	\$85.59

PROPERTY OVERVIEW

Own a piece of Branson with this 72-unit themed resort that did not see a dip during COVID. An Additional 10 rooms have been put into production as well and is projected to do well over \$1,000,000 this year on just room revenue alone. The second building consists of 12 suites, (4) 3-bedroom, (4) 1-bedroom, and (4) studios, along with 2 more floors with 24 rooms per floor. The additional 38 rooms need to be updated to rentable rooms and the seller is willing to help with that.

The additional building has already been approved with Interval International (one of the best-exchanged time-share programs). There is a lot of different ways you can make this project extremely profitable, whether it is going the timeshare route, updating the additional rooms, or just selling off the condos. The upside is tremendous here.

PROPERTY HIGHLIGHTS

- 72-units
- Elvis Penthouse Suite
- Large breakfast area with lobby and reception
- Over 2 acres
- Upgraded rooms
- Option to purchase additional units for timeshare conversion

Property Details

SALE PRICE**\$4,990,000****LOCATION INFORMATION**

Building Name	Branson King Resort & Suites
Street Address	450 South Highway 165
City, State, Zip	Branson, MO 65616
County/Township	Taney

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Resort
Lot Size	2.37 Acres
APN#	18-1.0-02-004-012-001.003

BUILDING INFORMATION

Building Size	58,300 SF
NOI	\$495,615
Cap Rate	9.93%
Price / SF	\$85.59
Load Factor	Yes

Additional Photos



Additional Photos



BRANSON KING RESORT & SUITES

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

2020 P&L

Price	\$4,990,000
Price per Room	\$53,085
RevPAR	-
ADR	-
CAP Rate	9.9%
Cash-on-Cash Return (yr 1)	9.93 %
Total Return (yr 1)	\$495,615
Debt Coverage Ratio	-

OPERATING DATA

2020 P&L

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$968,000
Operating Expenses	\$472,385
Net Operating Income	\$495,615
Pre-Tax Cash Flow	\$495,615

FINANCING DATA

2020 P&L

Down Payment	\$4,990,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY		2020 P&L
Gross Income		\$968,000
EXPENSE SUMMARY		2020 P&L
Electric		\$49,805
Water/Sewer		\$17,645
Internet/Phone		\$9,867
DirecTV		\$7,820
Subcontracted Labor		\$62,780
Payroll		\$78,890
Breakfast Supplies		\$32,223
Laundry and room supplies		\$31,568
Advertising and Promotion		\$14,130
Expedia / Booking commissions		\$18,780
Credit Card Charges		\$8,843
Computer, internet, phones		\$7,360
Travel expense		\$5,280
maintenance materials / pool buildings		\$26,578
Dues and Licenses		\$825
Insurance (property, liability, workmans comp)		\$43,650
Equipment rental		\$4,967
Furniture replacement		\$28,350
TV's / Friges/ Microwaves		\$12,456
Linens replacement		\$6,688
Misc		\$3,880
Gross Expenses		\$472,385
Net Operating Income		\$495,615

BRANSON KING RESORT & SUITES

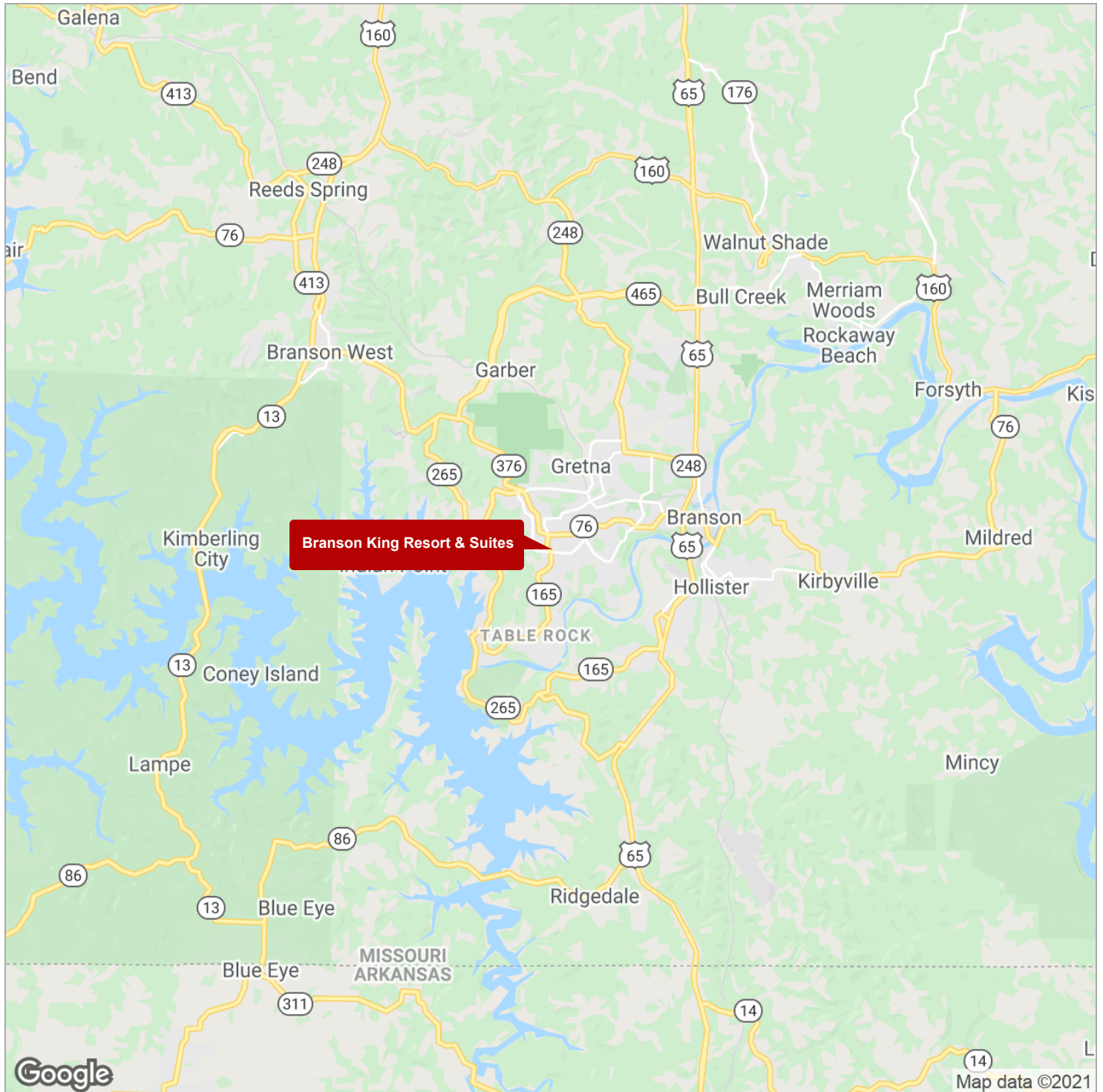
LOCATION INFORMATION

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REGIONAL MAP

AERIAL MAP

Regional Map



Aerial Map



BRANSON KING RESORT & SUITES

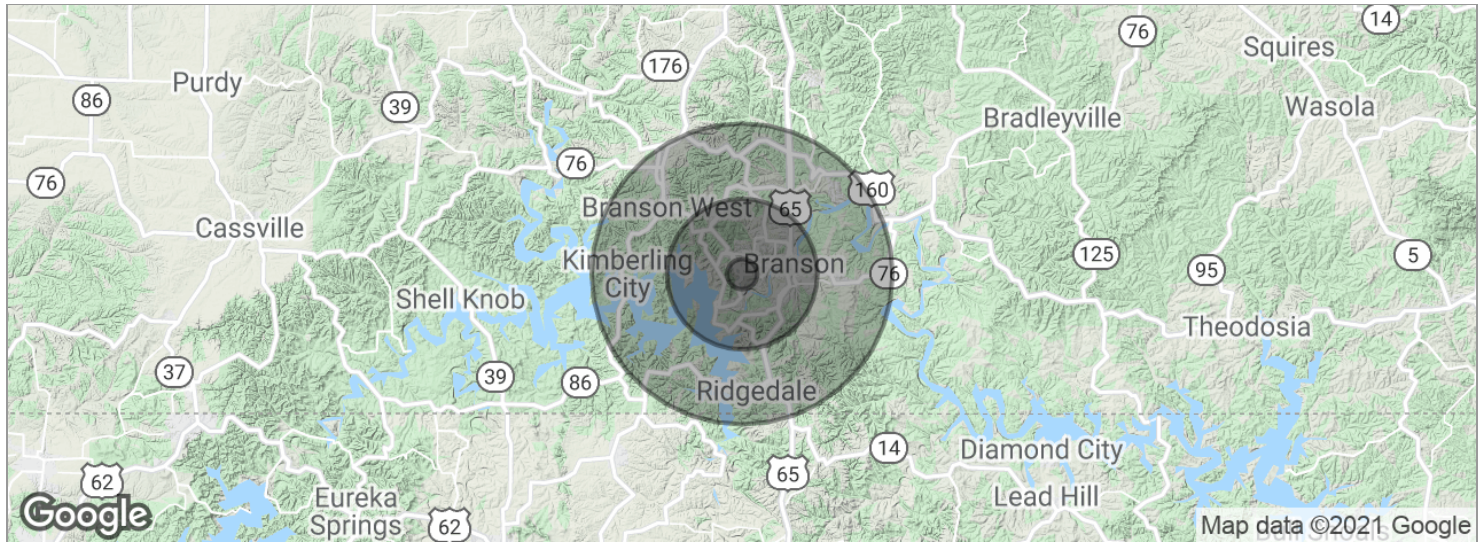
DEMOGRAPHICS

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DEMOGRAPHICS MAP

ADVISOR BIO 1

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,524	22,143	52,095
Median age	44.8	40.5	41.4
Median age (male)	41.6	37.0	39.2
Median age (Female)	46.5	42.7	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	698	9,264	21,411
# of persons per HH	2.2	2.4	2.4
Average HH income	\$52,174	\$57,632	\$56,799
Average house value		\$229,488	\$197,135

* Demographic data derived from 2010 US Census

Advisor Bio 1

**TONY MISIASZEK****REALTOR® Salesperson**

tonymiz@kw.com

Direct: 808.333.6936**PROFESSIONAL BACKGROUND**

Tony has been practicing commercial real estate for over 10 years with a specialization in the Hospitality industry. With over \$50,000,000 in closed transactions, his out-of-the-box thinking, understanding of the industry, and ability to negotiate win-win deals have set him apart in the industry.

He has vast knowledge in negotiating with both commercial banking to assist in financing as well as with the franchises to get the best possible situation for his clients acquisition.

His creative marketing strategy helps sell his properties quicker and at higher rates. When working on an investment project it is extremely important to have someone represent you in a way to expedite your success as an investor. He is that agent.

KW Maui West

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