



Yachats Inn

331 Hwy 101 S., Yachats, OR 97498

Description: The Yachats Inn is a 36 unit hotel on one of the most beautiful sites on the Oregon Coast. The hotel was built in phases, the first being built in 1948, and the most recent in 2005. With sweeping views of the Oregon Coast and a beach literally steps away, the Yachats Inn is unique in its character and location. With a mix of standard hotel rooms and suites, the hotel can accommodate individual guests as well as larger parties. There are beautifully landscaped areas throughout the property which can be utilized for weddings and other large events. The larger suites, built in 2005, afford guests long term stays as each has a complete kitchen. Many of the older units also have complete kitchens as well as wood stoves or fireplaces. The site has 325 feet of ocean frontage and is within walking distance of downtown Yachats, one of the most eclectic and “organic” communities on the Oregon Coast. The Yachats Inn is truly a remarkable property and affords a buyer an excellent return on their investment with significant upside potential through development of additional rooms on the property. Please refer to agent for additional information.

Asking Price: \$3,900,000

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Yachats Inn.....property summary

Number of Rooms:		35	
	Standard Queen	2	
	Standard King	3	
	Double Queen	6	
	Suites		
	older section	8	(1 & 2 bedroom, 1 & 2 bath, King & Queen)
	newer section	16	(2 bedroom, 1.5 baths, Queen beds)

Average Daily Room Rate:	Winter	Summer
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(Please refer to website for current and seasonal room rates)

Annual Average Occupancy	52%	consistent with 2017
	(varies throughout year)	

Site Area: 3.47 acres

Taxes:	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	<u>Assessed Value</u>
	\$960,279	\$1,590,770	\$2,551,040	\$2,103,060
Taxes:	\$26,419.28			

Hotel Management Program: None

On-site residence: 2 bedroom, 2 bath

Laundry Services: 1 commercial washer, 2 dryers

Marketing / Advertising: some local print advertising
website: **yachatsinn.com**

Amenities pool / hotub, guest lounge / small meeting room, various landscaped areas

Utilities:

water & sewer	City of Yachats (541) 547-3565
electric	Central Lincoln PUD (541) 563-2112
natural gas	NW Natural Gas (800) 422-4012
cable / internet	Pioneer.net (888) 929-1014

Yachats Inn.....financial summary

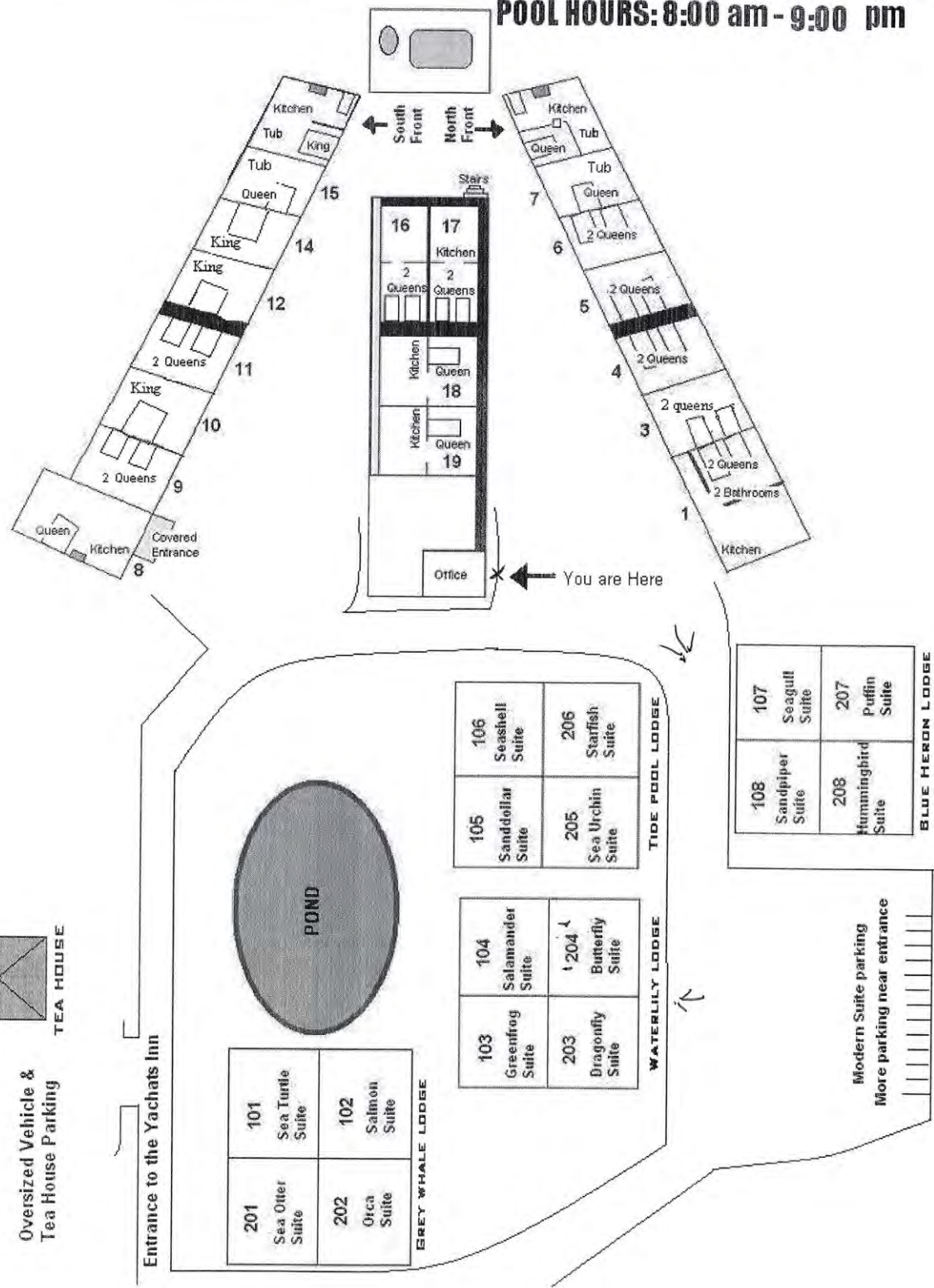
Number of Rooms:	36	
Average Daily Room Rate:	\$100	as per current, net after room tax
Annual Average Occupancy	52.00%	consistent with 2017

	<u>2017</u>	<u>2016</u>	<u>2015</u>
Gross Potential Room Rental Income	\$1,314,000		
Other Income	\$10,500		
less Estimated Vacancy	\$646,365		
Total Income Sub-total	\$678,135	\$657,152	\$644,513
Expenses (See Below)	(\$363,814)	(\$315,547)	(\$336,050)
Net Operating Income	\$314,321	\$341,605	\$308,463

Asking Price: \$3,900,000 CAP RATE: 8.1%

<u>Annual Expenses</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Labor			
Manager	\$40,000		
Assistant Manager	\$20,000		
Housekeeper	\$18,000		
Assistant Housekeeper	\$9,000		
Sub-total	\$87,000	\$85,000	\$80,000 combined total
Utilities	\$83,781	\$61,952	\$74,971 combined total
Electricity	incl. above		
Water & Sewer	" "		
Cable	" "		
Phone	\$18,775	\$8,470	\$16,380
Repairs & Maintenance	\$41,832	\$34,719	\$31,312
Supplies	\$51,477	\$47,083	\$50,229
Office Expense	\$2,899	\$1,524	\$1,888
Insurance	\$10,000	\$10,258	\$9,841
Legal & Accounting	\$6,565	\$6,779	\$6,525
Auto & Truck Expenses		\$1,081	\$2,753
Advertising & Marketing	\$8,481	\$8,371	\$8,609
Taxes & Licenses	\$51,384	\$46,930	\$46,523
Dues & Subscriptions	\$1,620	\$3,380	\$7,019
Total	\$363,814	\$315,547	\$336,050

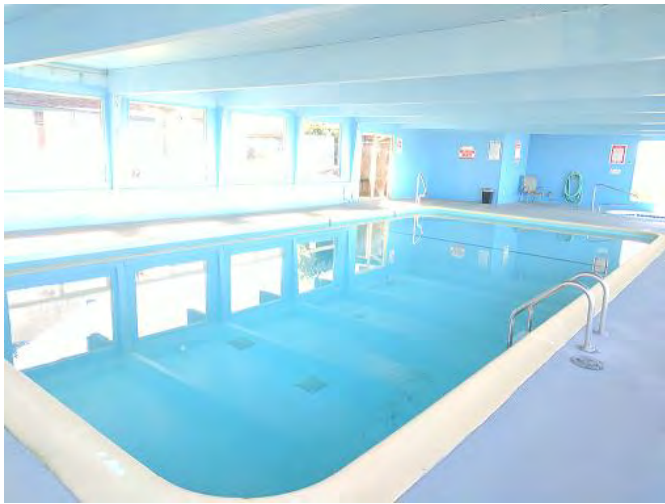
POOL HOURS: 8:00 am - 9:00 pm

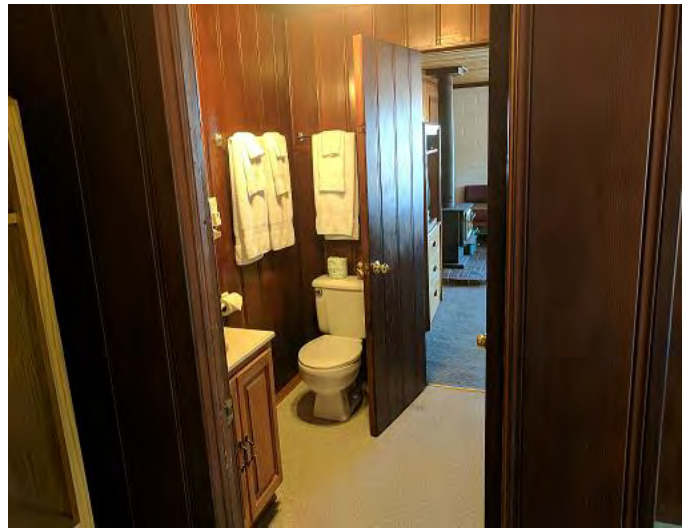




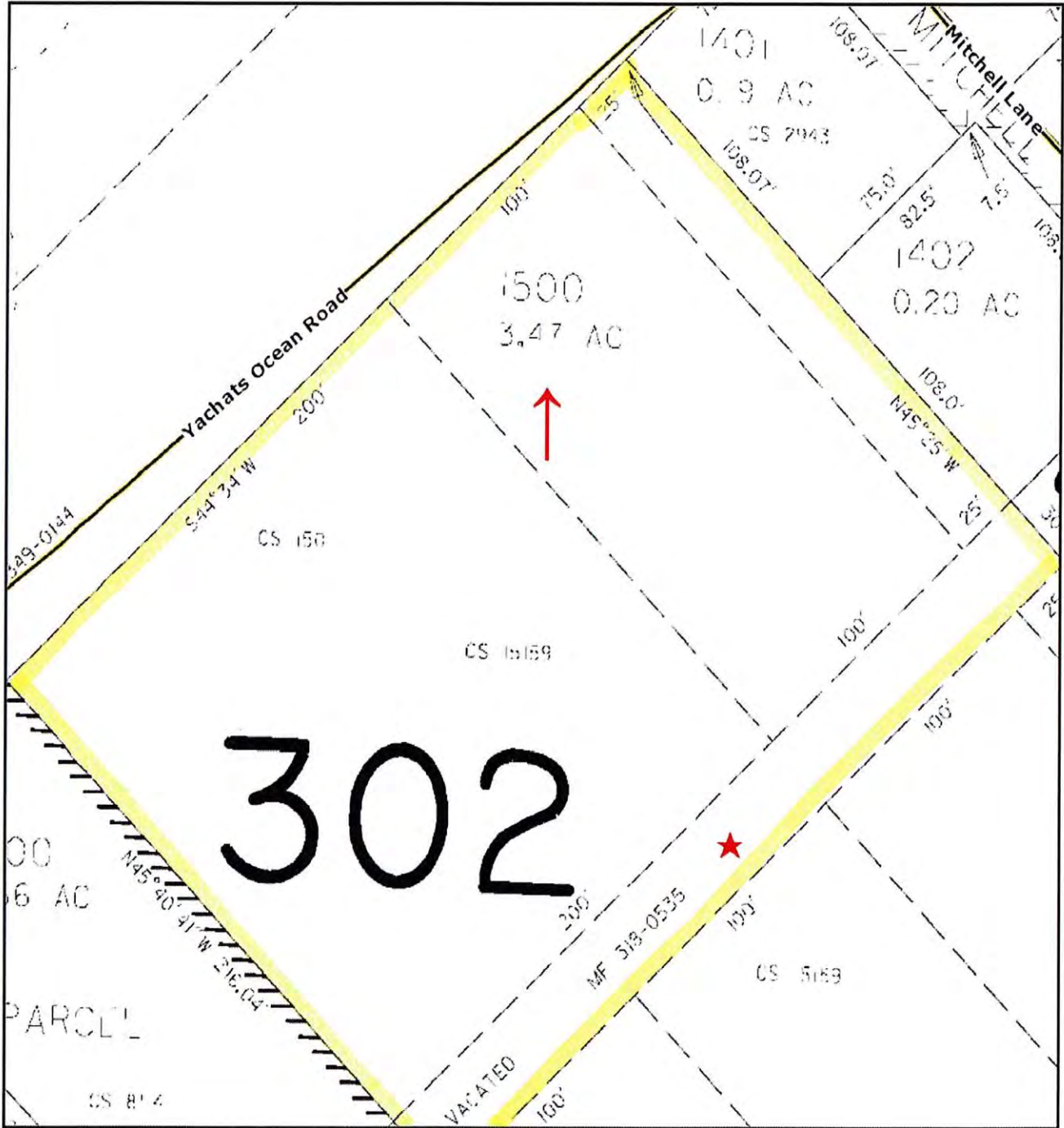








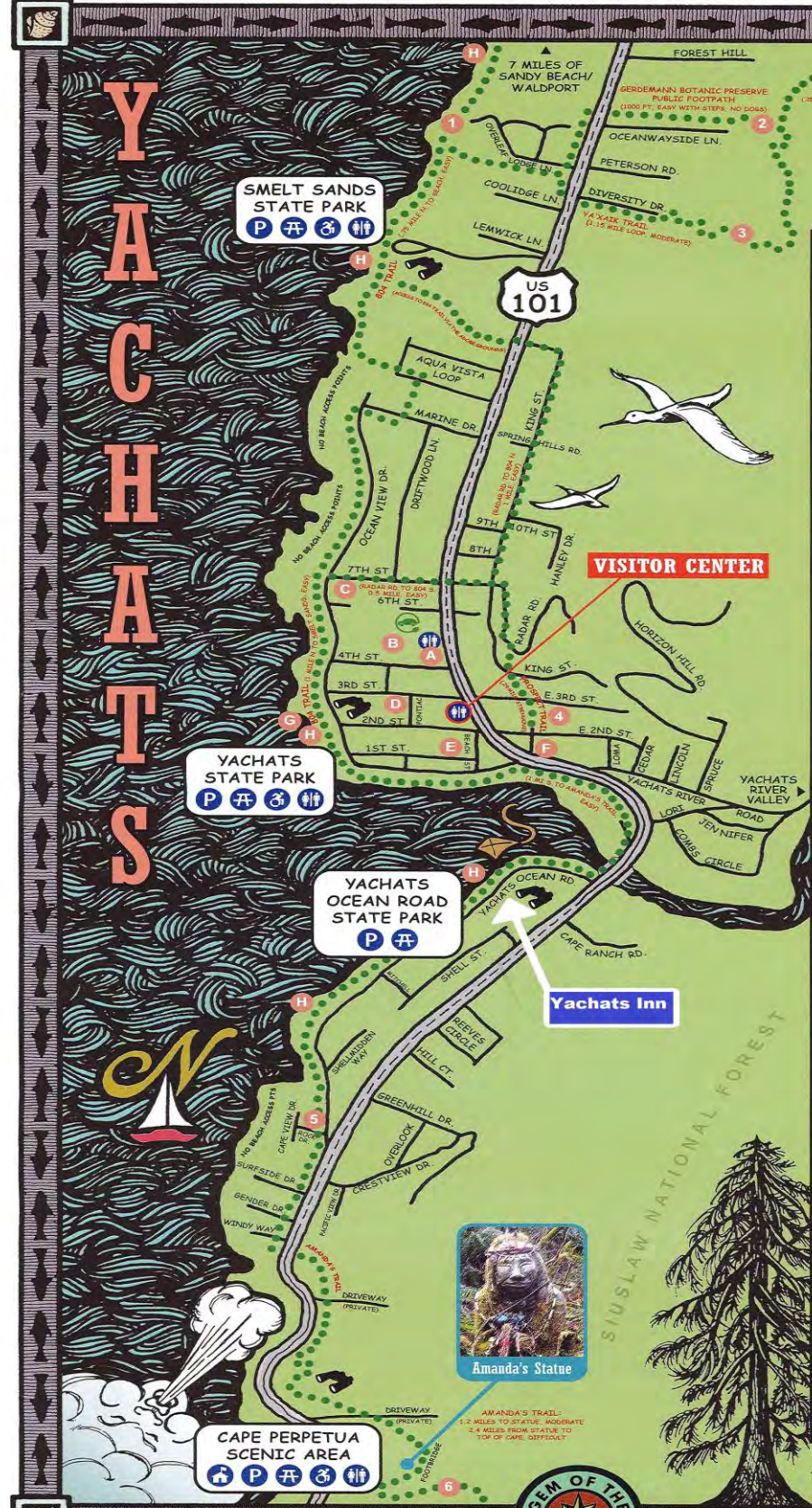
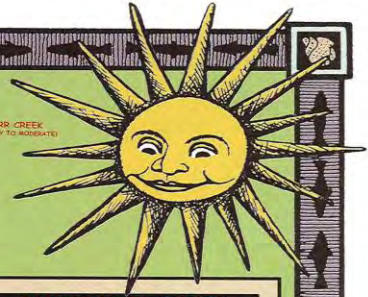
PLAT MAP



AERIAL



YACHATS



POINTS OF INTEREST

- A City Hall/Yachats Commons
- B Yachats Community Park
- C Library (WiFi)
- D Little Log Church & Museum
- E Post Office
- F Whale Tail Park
- G Tidepool Viewing Deck
- H Beach Access (Check tide tables)

AREA TRAILS

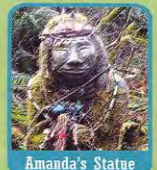
- (See map for trail rating & length)
- 1 804 Trail
 - 2 Gerdemann Botanic Preserve Public Footpath Dogs not allowed
 - 3 Ya'Xaik Trail
 - 4 Prospect Trail
 - 5 Amanda's Trail
 - 6 Cape Perpetua Scenic Area & Trails 26 miles of interconnecting trails

US 101 MILEPOST MARKERS

- Yaquina Head Lighthouse 137.6
- Downtown Newport/JCT Hwy 20 140.0
- Yaquina Bay Lighthouse 141.9
- Hatfield Marine Science Center 142.3
- Oregon Coast Aquarium 142.3
- South Beach State Park/Camping 143.4
- Ona Beach/Beaver Creek SNA 149.0
- Seal Rock State Park 150.9
- Driftwood Beach State Park 153.2
- Downtown Waldport/JCT Hwy 34 156
- Patterson State Park 157.1
- Beachside State Park/Camping 159.3
- Tillicum Beach/FS Camping 160.5
- YACHATS 164**
- Devil's Churn 166.5
- Cape Perpetua Overlook/Camping 166.7
- Cape Perpetua Visitors Center 166.9
- Neptune State Scenic Viewpoint 168.5
- Strawberry Hill State Park 169.4
- Stonefield Beach State Park 171.5
- Ponsler State Park 175.4
- Washburn State Park/Camping 176
- Hobbit & Valley Trailheads 177.3
- Heceta Head Lighthouse 178.3
- Sea Lion Caves 179.3
- Alder Dune FS Camping 183.6
- Darlingtonia Botanical Wayside 185.2
- Downtown Florence/JCT Hwy 126 190.0
- Oldtown Florence 190.6
- Honeyman State Park/Camping 193.4
- Oregon Dunes Overlook 200.8

Stop by to pick up a Visitor's Packet and ask us about special events, seasonal tours and interpretive programs.

YACHATS VISITORS CENTER
541-547-3530, 800-929-0477
info@yachats.org



Amanda's Statue
1.2 MILES TO STATUE. MODERATE
2.4 MILES FROM STATUE TO TOP OF CAPE PERPETUA

