

Property:

Archer's Poudre River Resort is a beautiful, income-generating business opportunity located on 7.036± acres in the heart of the Roosevelt National Forest approximately 33 miles West of Fort Collins, Colorado on the banks of the Cache la Poudre River. The lodge offers a myriad of rental cabins, RV & tent sites, general store with gas, liquor, groceries and souvenirs, Canyon Grille, on-site and nearby fishing opportunities, playground with slides, swings & wall climbing, horseshoe pits, tether ball, volleyball, bocce ball, crochet, and several fire pits for socializing with friends and family. The property is approximately 2 miles West of the town of Rustic, which is the turnoff for Red Feather Lakes.

Income Analysis:

Gross Revenues are approximately \$500,000 with Net Operating Income of approximately \$130,000. Sales have increased an average of 11% for the last four years. Prime revenue months are May through September (72%), but activity is year round.

2019 Rental Rates:

4-Bedroom Lodge (#15 - \$235/night & #16 - \$260/night) \$485.00

The lodge is a beautiful 2-story cabin with wonderful views of the Poudre River and surrounding mountains. This home was a private residence and perfect for a family reunion. Sleeps up to 15 people. Available as one or two separate units.

2-Bedroom Cabins - Cabins 1,2,3,4 are \$154/night, Cabin 5 is \$189/night

Sleeps up to 6 people. Fully equipped kitchen & bath with shower. #5 is on the river. TV/VCR and Satellite TV.

Premium 1-Bedroom Cabin - Cabins 11 & 12 are \$160/night - Cabin 14 is \$174/night

Sleeps 4 to 6 people. Newer units w/deck, TV/VCR. Full kitchen and bath with shower. #11 and #12 are 1-bedroom with loft. #14 is on the river. Satellite TV included.

1-Bedroom Cabin - Cabins 6 & 7 are \$134/night, cabin 8 is \$174/night

Sleeps up to 4 people. TV/VCR w/satellite, full kitchen and bath with shower. Based on 2 occupants.

Gemini Studio Cabins - Cabins 9 & 10 are \$160/night

One room sleeping units with mini-kitchen & bath with walk-in shower & TV/VCR. Based on 2 occupants.

R/V Sites - \$49/night

Complete hook-ups with water, sewer and electric. Concrete patio pad. Based on 4 occupants.

Tent Sites - \$49 to \$64/night per tent

Located on the river. Walk-in, no vehicle parking at site. Showers & hot tub available. Based on 4 occupants.

For Cabins: it is \$15/person for each person over limit.

For Tents: it is \$8/person for each person over limit.



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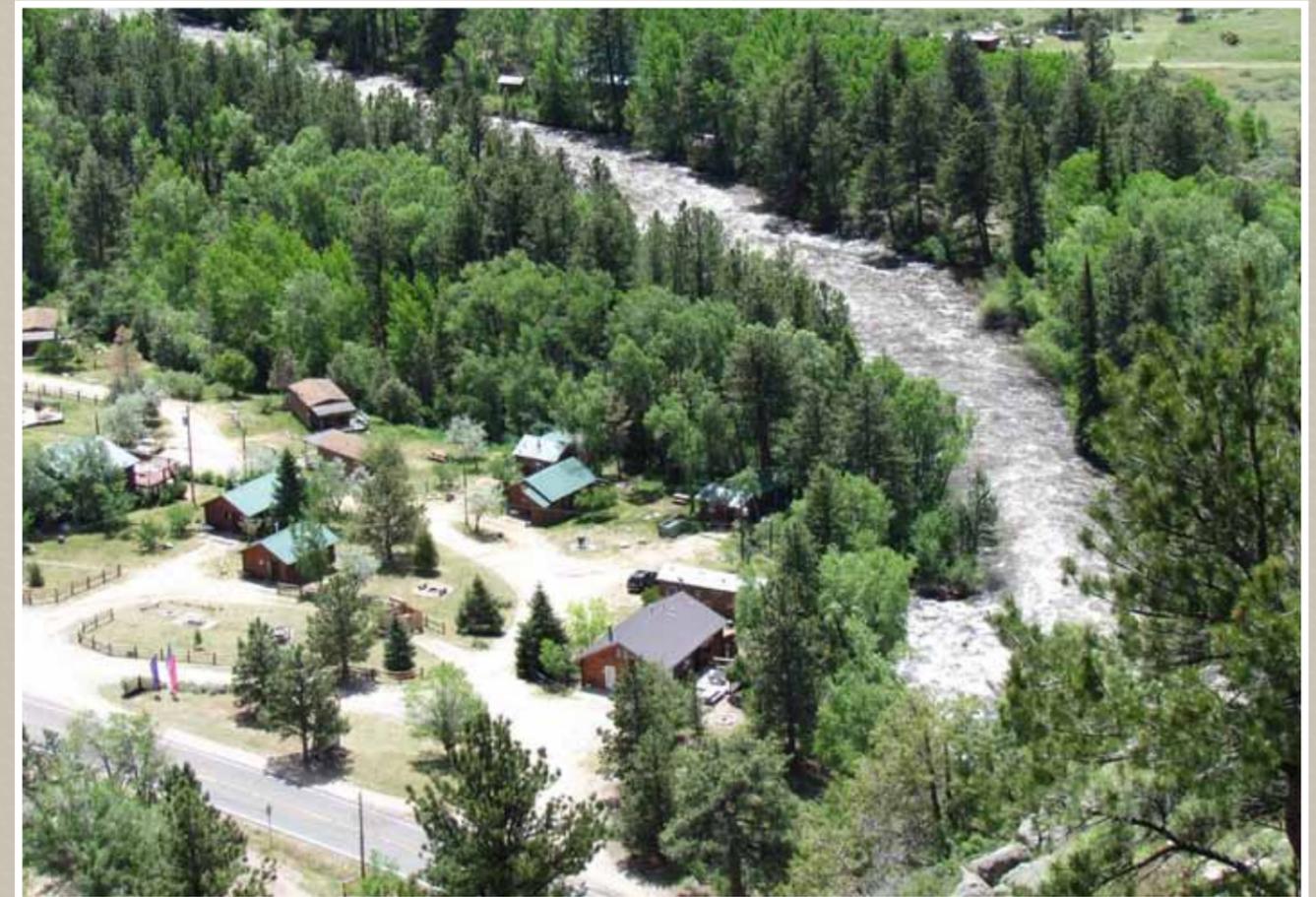
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Archer's Poudre River Resort

33021 Poudre Canyon Rd., Bellvue, Colorado 80512



Situated on the banks of the Cache la Poudre River approximately 33 miles West of Fort Collins, the Archer's Poudre River Resort is the quintessential Colorado business opportunity. The property has been in the same family for the past 18 years and the time has come to find new ownership. The lodge features 16 rental cabins, full service RV and tent sites, convenience store with gas pumps, the Canyon Grille, and an outdoor playground area. The resort is currently operated on a year-round basis and provides a nice income and quality of life for the owners. This business opportunity is currently being offered for sale at \$1,600,000.

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