

# Ozark Mountain Retreat

## Eureka Springs

### Inn

5 Guest Rooms / 5 Guest Baths  
Queen Anne style mansion  
On-site guest parking  
Owner or manager suite

Purpose built as an Inn in 1992  
National Historic District location  
Central HVAC with individual controls  
Vacant lot for possible expansion

### Assets

Tucked into a wooded hillside amid a row of historic mansions, the Inn's exterior exudes Victorian charm. Inside, crystal chandeliers, tin ceilings and fireplaces echo an era reminiscent of Eureka Springs at the turn of the 20<sup>th</sup> century. It is 21<sup>st</sup> century conveniences and luxuries including king size beds, whirlpool tubs, wireless Internet access, cable TV, gas fireplaces and energy efficient construction that set this purpose-built Inn apart and make it desirable. Member of prestigious Select Registry, Distinguished Inns of North America.

### Location

Narrow, winding streets, limestone sidewalks, historic mansions and mercantiles lend a European flavor to this robust Ozark Mountain resort destination. For hundreds of years, travelers have frequented Hot Springs drawn by its temperate climate and healing waters of the springs. Today's visitor is likely to stroll among the many shops, relax at a spa, attend a wedding, celebrate an anniversary or birthday, enjoy a honeymoon or participate in an executive retreat.

### Annual Results

	2007	2008	2009
Ave. Daily Rate	\$163	\$171	\$178
Occupancy Rate	48%	56%	54%
Room Revenue	\$142,965	\$174,560	\$163,508
Gross Revenue	\$159,669	\$190,234	\$185,991

### Offering Price & Terms

\$996,000

### More Information...

David Caples or Helen Cook. Lodging Resources Partners.  
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Monet's Garden



Patio Garden



Chantilly Suite



Patio Garden