BOUTIQUE HOTEL w/BEER GARDEN & 5 GUEST ROOMS

with Classic Real Estate - Boise, Idaho

THE COMPANY

This unique and attractive concept has quickly become a neighborhood favorite. Combining a fashionable, tasteful boutique hotel with five guest rooms and a lovely Backyard Beer Garden, you're acquiring multiple revenue streams with a classic property in the heart of the Treasure Valley's most desirable area. The Property was originally designed by one of Idaho's most famous Architects as his personal residence in 1896. A complete remodel on the interior and exterior has created a charmed, inviting space for travelers and neighborhood guests. With overall revenue compound annual growth rate of 26% in the last three years with absentee owners, the growth has been proven. A new owner can bring hospitality experience to reach its potential. The business is currently split at approximately 27% backyard beer garden and 73% boutique hotel sales.

THE LOCATION

The business is located in the heart of Boise's most desirable area, enjoying high occupancy rates and downtown walkability. In addition, the drive-by marketing is substantial, with signage along a low speed corridor that hosts an average of over 10,000 cars per day.

THE STRENGTHS

Quickly, the business has a loyal following with its neighborhood, folksy feel. Its charter is to provide a connection for travelers to meet locals and really get to know the culture of Boise. Further, it provides a space for the local neighbors to get to know each other, and also to be supportive of goods and services of other Boise businesses. The guests are not your typical hotel guest; they're looking for a more personal experience. The business enjoys high occupancy rates.

THE REASON FOR SELLING

The owners are pursuing other interests and are excited to find a caring owner who will expand the vision.

THE IDEAL BUYER

Many different possibilities exist. Owner could live in the boutique hotel (in a caretaker's suite) and grow the business on site or be an investment partner in the operation. The business is set up to grow.

THE POSSIBILITIES

- More Locations
- Marketing
- Food Trucks
- Expanded Hours
- Event Nights

ASKING PRICE

$1,500,000

Price Includes Business and Real Estate

Business	**$300,000**
Real Estate	**$1,200,000**

***** MOTIVATED SELLER *****

TERMS:
Cash

ASSETS

Real Estate	$1,200,000
Furniture, Fixtures & Equipment	29,330
Inventory	5,000
Intangible Value	265,670
Total Assets	**$1,500,000**

All values provided by Seller

INCOME STATEMENT SUMMARY

	2022	2021
Gross Sales	$260,927	$258,923
Normalized EBITDA	**$68,867**	**$84,435**

Financial information provided by Seller

REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

https://arthurberry.com/ca2

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