



Presented by: Julie Mansfield-Smith
 Cupper Creek Land Company LLC
Phone: 541-934-2946 **E-mail:** cuppercreeklandco@gmail.com
COMM/INDUSTRIAL **Status:** ACT **4/15/2014** **5:45:26 PM**
ML#: 14196345 **Area:** 410 **List Price:** \$225,000
Address: 780 Highway 402
City: Monument **Map Coord:** 0/A/0 **Zip Code:** 97864
County: Grant **CC&Rs:** Y
TaxID: 38982
Sale Inc: BLDG, LAND, NAME **Prop Type:** HOTEL/M
Zoning: Com/Res **List Type:** ER **LR:** N
Legal: 9S R27E-01B TL 700 R;38982
Internet/Address/No Blog/No AVM: Y/ Y/ / **Offer/Nego:** CALL-LA

BUILDING AND LAND INFORMATION

Yr Built: 1977 / APPROX	Present Use: HOTEL/M, RV-PARK	# Stry/Bldg: 1/2
Parking: 0 / ON-SITE	Construction: FRAME, METAL, T-111	Ceiling Ht/Ft:
Truck Door: /	Roof: SHINGLE, COMP	Gross SQFT: 2880
Occupancy:	Loading:	Office SQFT: 144
Features: UTL-INC, OFFICE, REC-FAC, O-STORG, SIGN		Whse SQFT:
Equipment: SMOKDET, SPRNKLR, FURNITR, FIXTURS		Mfg SQFT:
Rd Surface: GRAVLRD	Lot Size: 1-2.99AC	Rd Frontage:
Lot Dim:	Lot SQFT:	# Acres: 2.25
Waterfront:	Body Water:	View: MNTAIN, VALLEY

UTILITIES

Heat: HT-PUMP	Fuel: ELECT	Water: PUBLIC	Volts:
Cool:	Sewer: PUBLIC		Amps:
XSt/Dir: HWY 402 Frontage			
Private: Buyers agent must be present at all showings			
Public: DREAM ON! Here is your chance to own an established business in the heart of sunny eastern Oregon! Monument Motel & RV Parkhas 10 units: 6 studios, 4 kitchenettes w/ 6 RV hookups. All utilities in place on 2.25 ac w/room to build a new home. Gorgeous mountain scenery close to NF JD river, 3 ac. water rights, hunting & recreation. Landscaped w/ picnic covered BBQ area. TERMS OAC! Can add 20 ac. w/home or 19 acres land.			

BUSINESS AND LEASE INFORMATION

Doc Avail: TAX-INF, TOP/MAP, P&L	Inventory:	Yr Estab:
Restrictions:	Business Name:	
Actual Gross Income: \$44,000	Actual Net Income: \$18,000	Actual Oper. Expenses: \$26,000
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:
Lease Type:		Lease Amount:
Lease Expire:	Leased Equip:	Lease Deposit:

FINANCIAL INFORMATION

Property Tax/Yr: \$2,778.07	Spcl Asmt Balance:	Tax Deferral:	BAC: % 2.5
Short Sale/Pre-Approv\$: N/	3rd Party Trans: N	Bank Owned/REO: N	Total Comm Differs: N
Escrow Preference:			
Terms: OWNCONT, CASH			

BROKER / AGENT DATA

BRCD: 9CCL01	Office: Cupper Creek Land Company LLC	Phone: 541-934-2946	Fax:
LPID: SMITHJUL	Agent: Julie Mansfield-Smith	Phone: 541-934-2946	Cell/Pgr: 541-519-6891
Email(s) AG: cuppercreeklandco@gmail.com	OFC: cuppercreeklandco@gmail.com		Agent Ext:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
List: 4/15/2014	Exp: 12/31/2014	Show: 24HR-NC, APTONLY, CALL1ST	Poss:
Tran: 4/15/2014	Owner: Sweet	FIRPTA: N	Phone:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.