



WYOMING HIGH COUNTRY LODGE

LOVELL, WY • \$1,950,000



EXECUTIVE SUMMARY

Wyoming High Country Lodge (WHCL) is located on ± 15 acres (leased) on the north end of the Bighorn Mountains near the popular Medicine Wheel historic site. This successful business enjoys strong financial returns with historic and forecasted cap rates of 7% – 8% by delivering a unique and wide array of lodging, entertainment, recreational, and retail sales. A restaurant liquor license is included with a malt beverage liquor license.

While no real no real property is included in the sale, the new owner will get to enjoy the tax advantages of the fixed assets of the property by getting a step-up in depreciation on them. In addition, the turnkey offering includes all personal and intellectual property used for the business. Seller will assist in the transfer of the United States Forest Service (USFS) lease required to operate. The current operation includes a completely independent and highly qualified management team capable of all guest services and operational requirements so absentee ownership is possible. As is, WHCL can provide a recreational minded investor a secure income with the benefit of having one's own year-round recreational playground atop the Bighorn Mountains.



PROPERTY FEATURES

- TBD

- TBD



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