

OFFERING MEMORANDUM

Bear Creek Motel & Cabins

88 MAIN ST

Pinos Altos, NM 88053

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------------------|-------------------------------------------------|
| SALE PRICE: | \$2,100,000 |
| KEYS: | 15 |
| EBITDA/SDE (2021-2025 AVG) | \$203,312 |
| LOT SIZE: | 4.63 Acres (3 PIDs) |
| CAP RATE: | 9.68% |
| NOI: | \$203,312 |
| LISTING WEBSITE: | northco.com |
| PROPERTY WEBSITE: | bearcreekcabins.com |
| BROKER OF RECORD: | Cassie Carver with Silver Advantage Real Estate |

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of Bear Creek Motels & Cabin, a well-established mountain lodging property located in the historic village of Pinos Altos, New Mexico (“Property”). Perched at approximately 7,000 feet and just minutes north of the regional economic hub of Silver City, the Property features 15 split entry cabin-style units with private entrances and modern amenities, including fireplaces, WiFi, and cable television, and full kitchens in select units. Guests also enjoy extensive on-site offerings such as an event lodge, outdoor amphitheater, gift shop, BBQ facilities, and pet-friendly accommodations. Surrounded by pine-covered hills and near the Gila National Forest, Bear Creek Motels & Cabin benefits from consistent demand driven by outdoor recreation, heritage tourism, and regional travel, presenting investors with a unique opportunity to acquire a distinctive lodging asset that combines lifestyle appeal with durable, year-round regional demand.

This asset is well-situated for either an owner-operator, or an off-site owner, given the staff that are in-place.

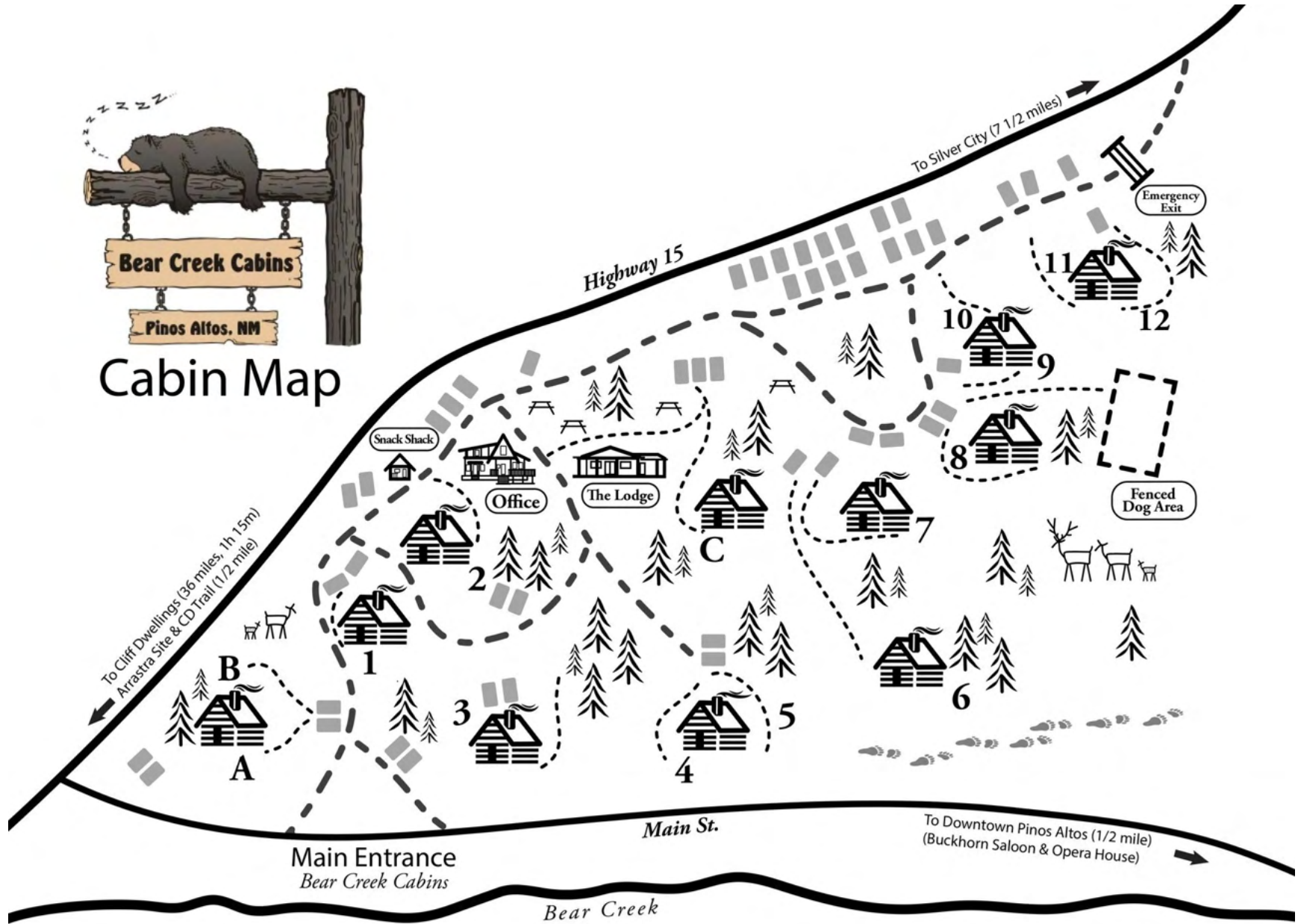
SALE HIGHLIGHTS



SALE HIGHLIGHTS

- **9.7% Cap Rate** (2021-2025 Average EBITDA/SDE)
- **Seller Financing is Available.**
- **Well-Established Mountain Lodging Property** located in Pinos Altos, NM
- **15 Split-Entry Cabin-Style Units with Private Entrances**, designed for comfort and functionality in a rustic mountain setting
- **Extensive On-Site Amenities** including an event lodge, outdoor amphitheater, gift shop, BBQ facilities, on-site parking, cable TV, WiFi, air-conditioned rooms, and pet-friendly accommodations
- **Units Equipped** with fireplaces, AC, coffee makers, microwaves, satellite TV, efficiency refrigerators, WiFi, fans, heaters, and select units with full kitchens
- **Opportunities to Generate Incremental Revenue** from weddings, retreats, and special events, complementing lodging income. This has not been a focus of the previous owners.
- **Existing Staff/Management** handles the majority of operational execution. The current owners handle route repairs and maintenance tasks, and bookkeeping. These tasks could easily be outsourced.
- **Year-Round Recreational Appeal** with opportunities for hiking, hunting, birding, hot springs, stargazing, and winter landscapes, attracting visitors throughout all seasons
- **Conveniently Located Just Minutes North of Silver City**, providing access to the region's commercial, cultural, and service amenities while maintaining a tranquil mountain retreat setting
- **Located in a Charming Historic Mountain Village** that serves as a gateway to the Gila Wilderness and surrounding outdoor destinations
- **Nearby Draws include:** the Buckhorn Saloon & Opera House, and the popular steakhouse, the Local
- **Broker of Record:** Cassie Carver with Silver Advantage Real Estate

RESORT MAP



GUEST REVIEWS



WHAT PEOPLE ARE SAYING

- **4.6 / 5 stars on Google Reviews, 4.6 / 5 stars on Trip Advisor, 9.4 / 10 stars on Expedia**
- "Made a last minute reservation to do some birding in a great area and the location is PERFECT for that. I was arriving late after the office closed, and staff made sure I was able to get to my cabin easily. The cabin was perfectly clean, and comfortable... Will definitely book this place in the future for a longer stay." - *Manuel S.*
- "Comfy, cozy, clean, quiet & peaceful! Staff is very friendly and accommodating. Love this little gem of a place. We enjoyed our peaceful stay with our sweet dog. Not too often you find a nice quiet serene place that is so pet friendly. We will definitely be a repeat customer." - *Jo M.*
- "Amazing little cabin. Had all the essentials. Minutes from Gila National Forest, which was absolutely stunning! If you arrive past check in, they leave the key for you. Very accommodating. Very friendly staff. We loved the area so much, we booked an extra night on the whim." - *Nicki L.*
- "So amazing out here, quiet and peaceful. I just wanted some time with my daughter and granddaughter, it was so amazingly quiet. Beautiful views, fresh smell of pines. Loved it." - *Jeanni G.*
- "Beautiful setting! Went to enjoy the mountain snow and it was gorgeous. Comfortable, roomy cabin (the loft is a wonderful hideaway and very pleasant), and friendly, helpful staff. It's easy to get to Silver City or other activities or just enjoy staying in. Highly recommend this sweet location." - *Karen R.*

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2
Lodging

CABINS A & B



Cabin A

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level counter bar w/fridge, micro, coffee, living area, and bathroom. Kiva fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

BOOK NOW

FOR BEST RATE, BOOK DIRECT

Cabin B

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level counter bar w/fridge, micro, coffee, living area, and bathroom. Kiva fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

BOOK NOW

FOR BEST RATE, BOOK DIRECT





Cabin C

Free standing with two upper level private kings. Large shared balcony off each bedroom with Adirondack chairs. Lower level kitchen, living area, and bathroom. Kiva fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

BOOK NOW

FOR BEST RATE, BOOK DIRECT

Cabin 1

Free standing cabin with upper level double and lounge area, balcony with Adirondack chairs. Lower level kitchen, living area, bathroom and queen. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

BOOK NOW

FOR BEST RATE, BOOK DIRECT



CABINS 2 & 3



Cabin 2

Free standing cabin with upper level double and lounge area, balcony with Adirondack chairs. Lower level kitchen, living area, bathroom and queen. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT

Cabin 3

Free standing cabin with upper level private queen, loft double, balcony with Adirondack chairs. Lower level kitchen, living area, bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT



CABINS 4 & 5



Cabin 4

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level w/fridge, micro, coffee, living area, and bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

[MORE DETAILS](#)

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT

Cabin 5

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level w/fridge, micro, coffee, living area, and bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

[MORE DETAILS](#)

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT





Cabin 6

Free standing cabin with upper level queen and large lounge area, balcony with Adirondack chairs. Lower level kitchen, living area, and bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT

Cabin 7

Free standing cabin with upper level private queen, loft double, balcony with Adirondack chairs. Lower level kitchen, living area, bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT





Cabin 8

Free standing cabin with upper level private queen, loft double, balcony with Adirondack chairs. Lower level kitchen, living area, bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

[MORE DETAILS](#)

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT

Cabin 9

Duplex cabin with upper level double and twin, balcony with Adirondack chairs. Lower level w/fridge, micro, coffee, living area, and bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

[MORE DETAILS](#)

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT



CABINS 10 & 11



Cabin 10

Duplex cabin with upper level double and twin, balcony with Adirondack chairs. Lower level w/fridge, micro, coffee, living area, and bathroom. Stone fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT

Cabin 11

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level efficiency kitchen, living area, and bathroom. Wood stove fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT



CABIN 12



Cabin 12

Duplex cabin with upper level king, balcony with Adirondack chairs. Lower level efficiency kitchen, living area, and bathroom. Wood stove fireplace. Cover front porch w/picnic table & a BBQ grill is available.

MORE DETAILS

[BOOK NOW](#)

FOR BEST RATE, BOOK DIRECT



SECTION 3
Growth &
Development
Opportunities

**BEAR CREEK
MOTEL**

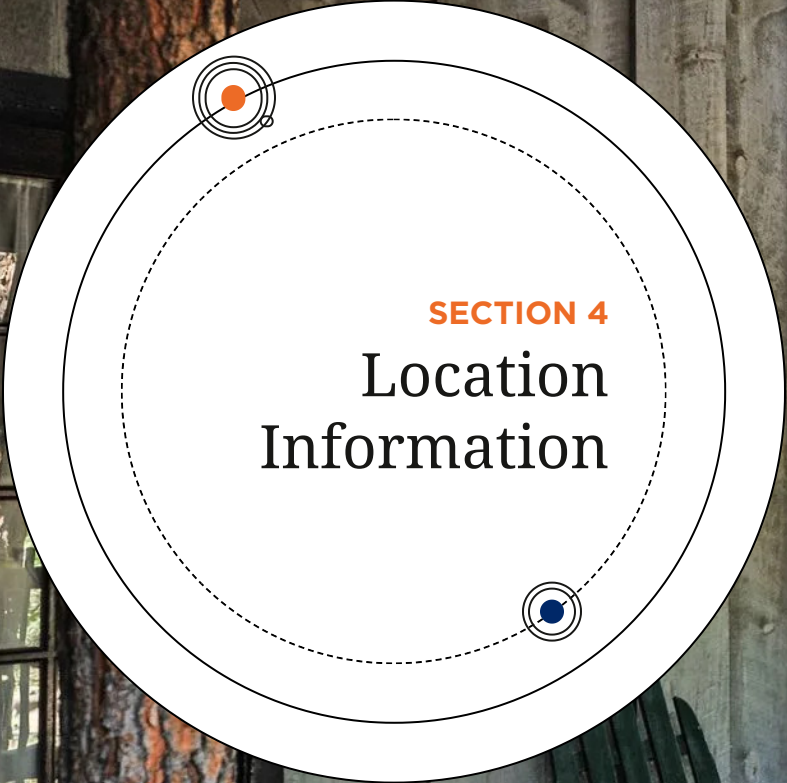
**AND CABINS
388 4501**

GROWTH & DEVELOPMENT OPPORTUNITIES

KEY OPPORTUNITIES

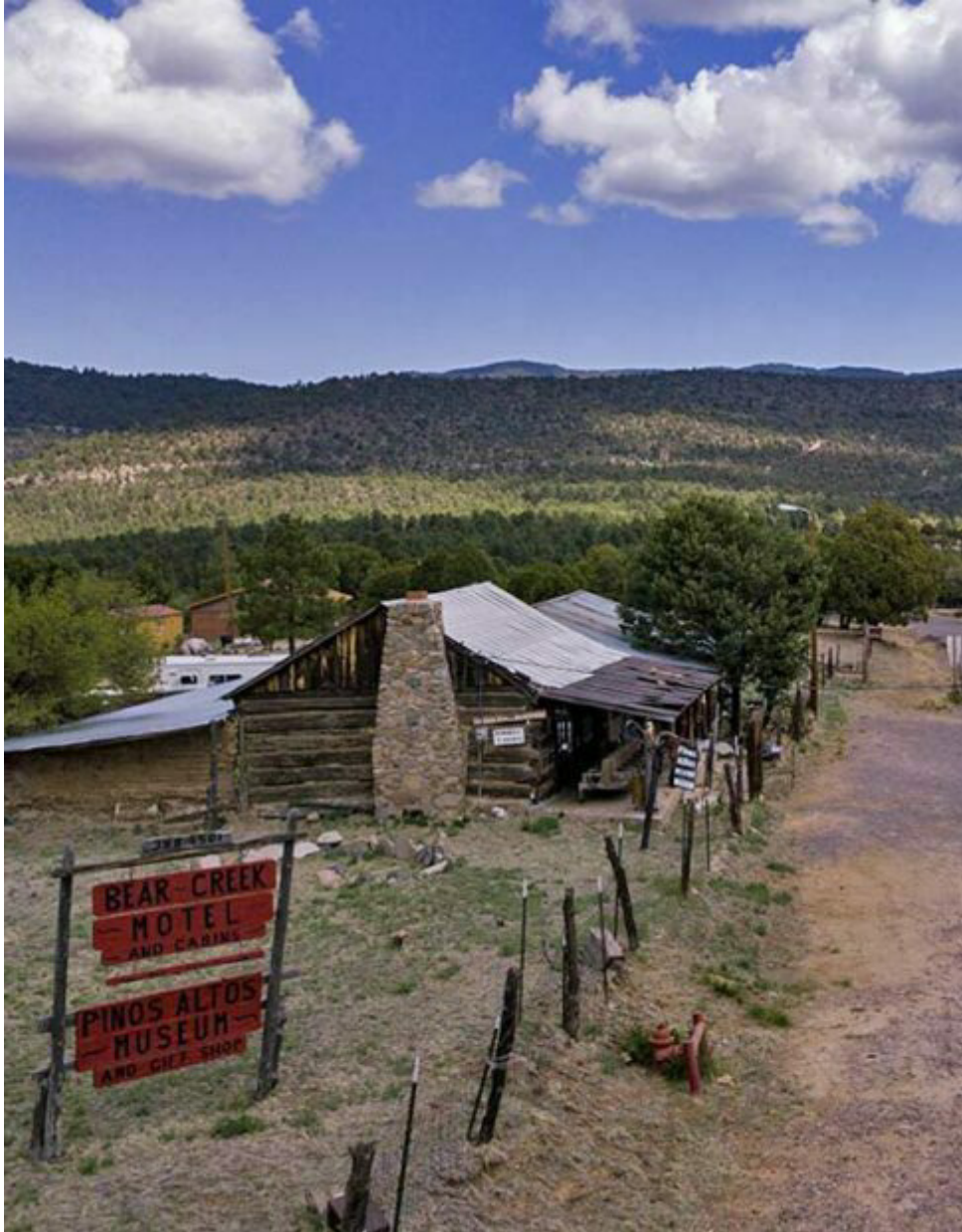
- **Opportunities for an Owner/Operator:** The existing in place staff and general manager structure allows all types of buyers to approach this deal with their own ideas. Hands-off investors can run a similar model, filling the current owner's responsibilities, or a full time true owner/operator could step in and reduce payroll expenses considerably to drive revenue, improving NOI.
- **Contactless Check-In:** could allow for reduced staffing, or staff focusing on other tasks.
- **Adding Additional Units:** There might be room on the property to add additional units, whether it be more cabins, tiny homes, or hotel rooms.
- **Add Additional Amenities:** A new buyer could potentially add a swimming pool, pickleball courts, and more. Various additional recreational amenities could be added, depending on the availability of unused outdoor space.
- **Add a "Resort Fee":** Resort fees that are in the range of 6-8% exist at many hotels/resorts. Adding a resort fee of just 6% to the total lodging revenue at the property would add a significant number directly to the bottom line. That being said, amenities would need to be added to justify this additional fee.
- **Implement Dynamic Pricing Software:** Rates could be automatically adjusted depending on demand. By utilizing this software, owners can automatically increase ADR. This may already be utilized at your property.
- **Market to Long-Term Stays in the Winter** to keep occupancy up in the slower months





SECTION 4
Location
Information

LOCATION OVERVIEW



PINOS ALTOS, NM

The Property is located in Pinos Altos, New Mexico, a historic mountain village nestled at approximately 7,000 feet in the foothills of the Gila National Forest. Just minutes north of Silver City, Pinos Altos offers a peaceful, small-community atmosphere paired with cool mountain temperatures and expansive views, making it a desirable retreat for visitors seeking an authentic Southwestern mountain experience.

Pinos Altos serves as a gateway to the Gila Wilderness and surrounding outdoor recreation areas, drawing hikers, hunters, birders, and outdoor enthusiasts throughout the year. Nearby attractions include extensive trail systems, national forest access, hot springs, historic mining sites, and dark-sky viewing opportunities. The area's elevation and natural setting provide a four-season appeal, with mild summers and picturesque winter landscapes that contrast with lower-elevation desert markets.

The surrounding Silver City area acts as the region's commercial and cultural hub, offering restaurants, museums, a university, and a walkable historic downtown. Pinos Altos' proximity to Silver City allows guests to enjoy a quiet mountain setting while maintaining convenient access to services, dining, and regional infrastructure. Together, these communities create a stable visitor base supported by outdoor recreation, regional travel, and heritage tourism.

Distances to larger cities:

Silver City, NM – approximately 8 miles south

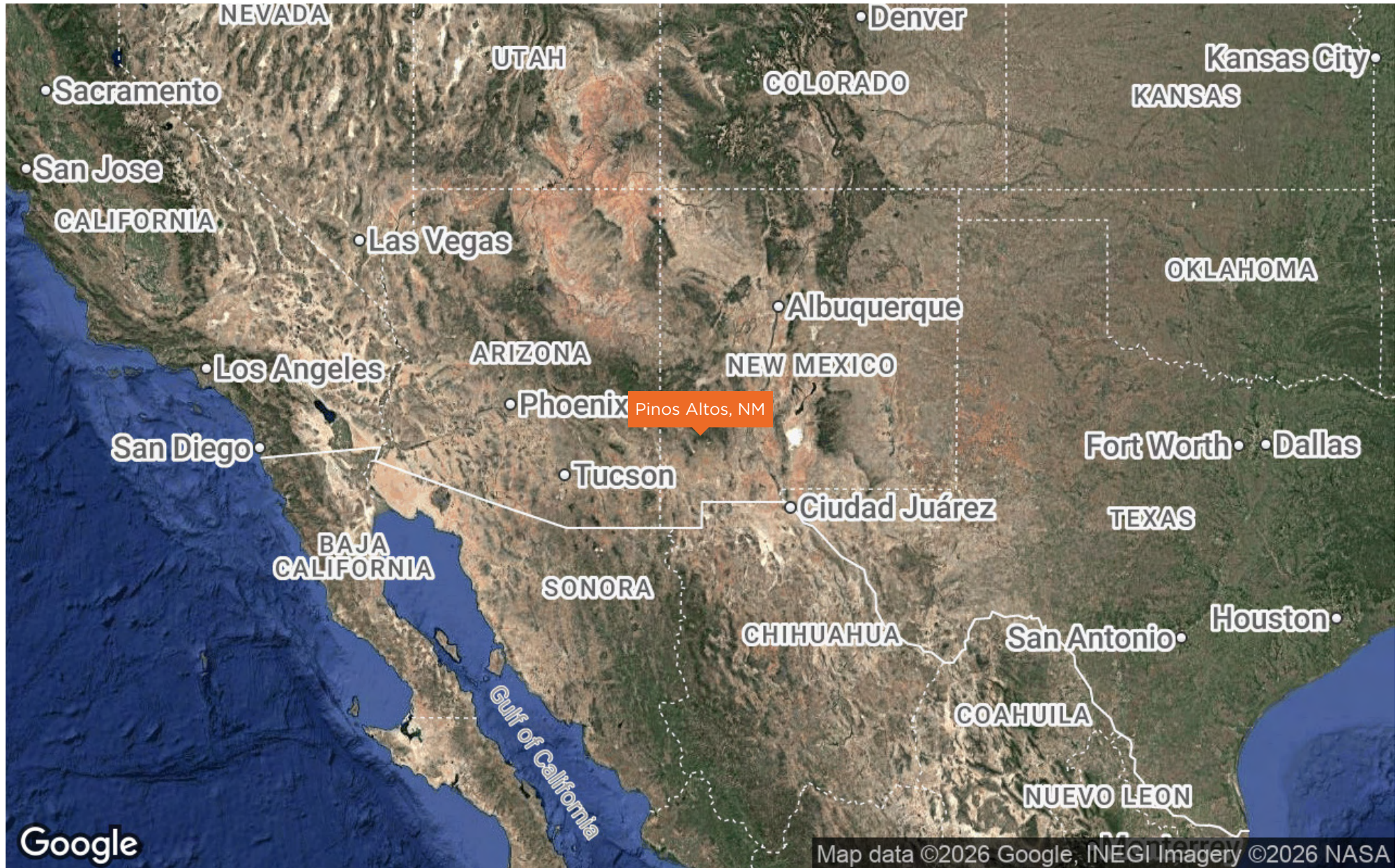
El Paso, TX – approximately 120 miles southeast

Tucson, AZ – approximately 215 miles west

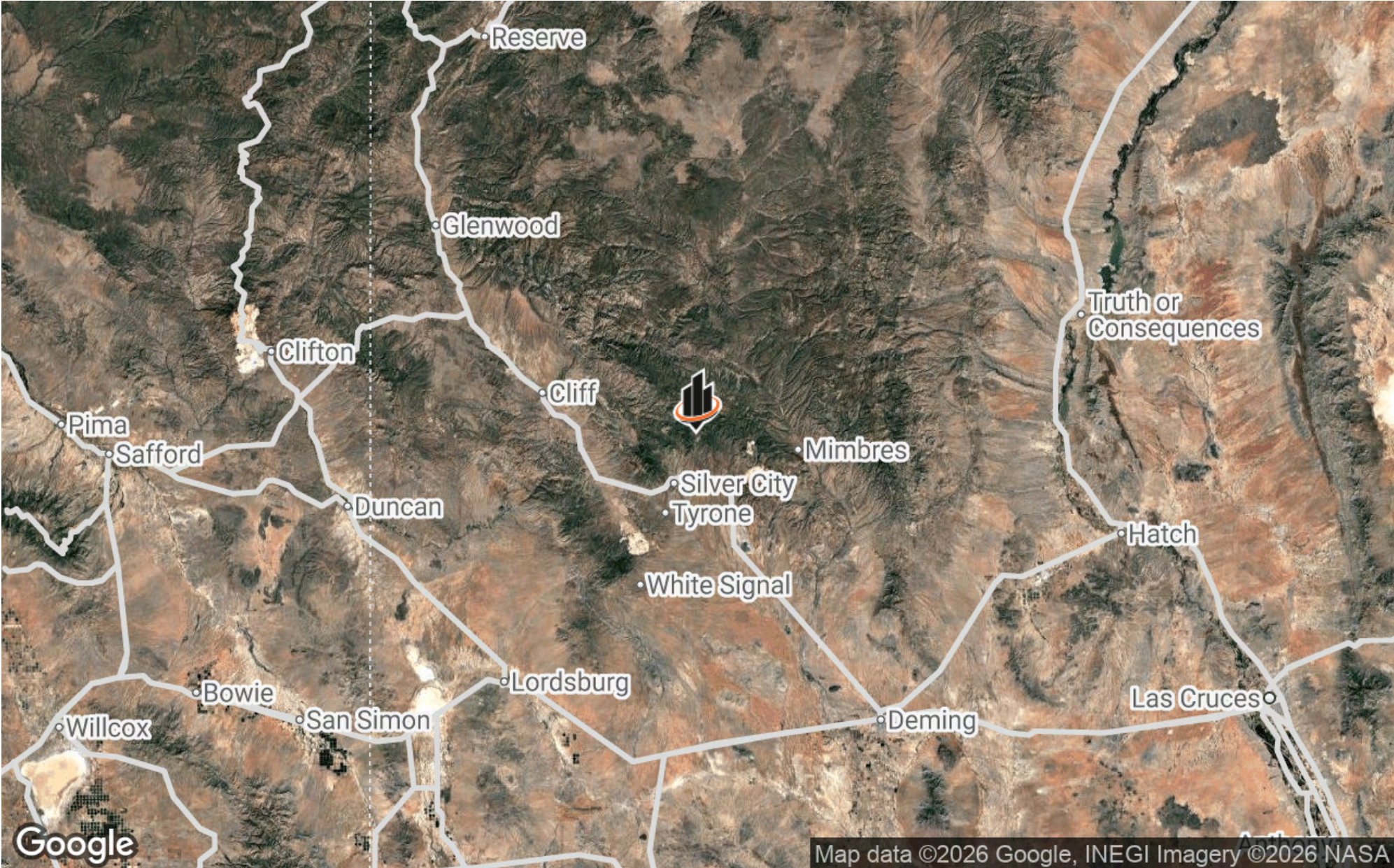
Albuquerque, NM – approximately 230 miles northeast

Local airports include Grant County Airport (25 miles) and Truth or Consequences Municipal Airport (100 miles). Nearby international airports include El Paso International Airport (165 miles) and Albuquerque International Sunport (240 miles).

REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP - TWO PIDS: 3077096467312, 3077096428340





SECTION 5
Demographics

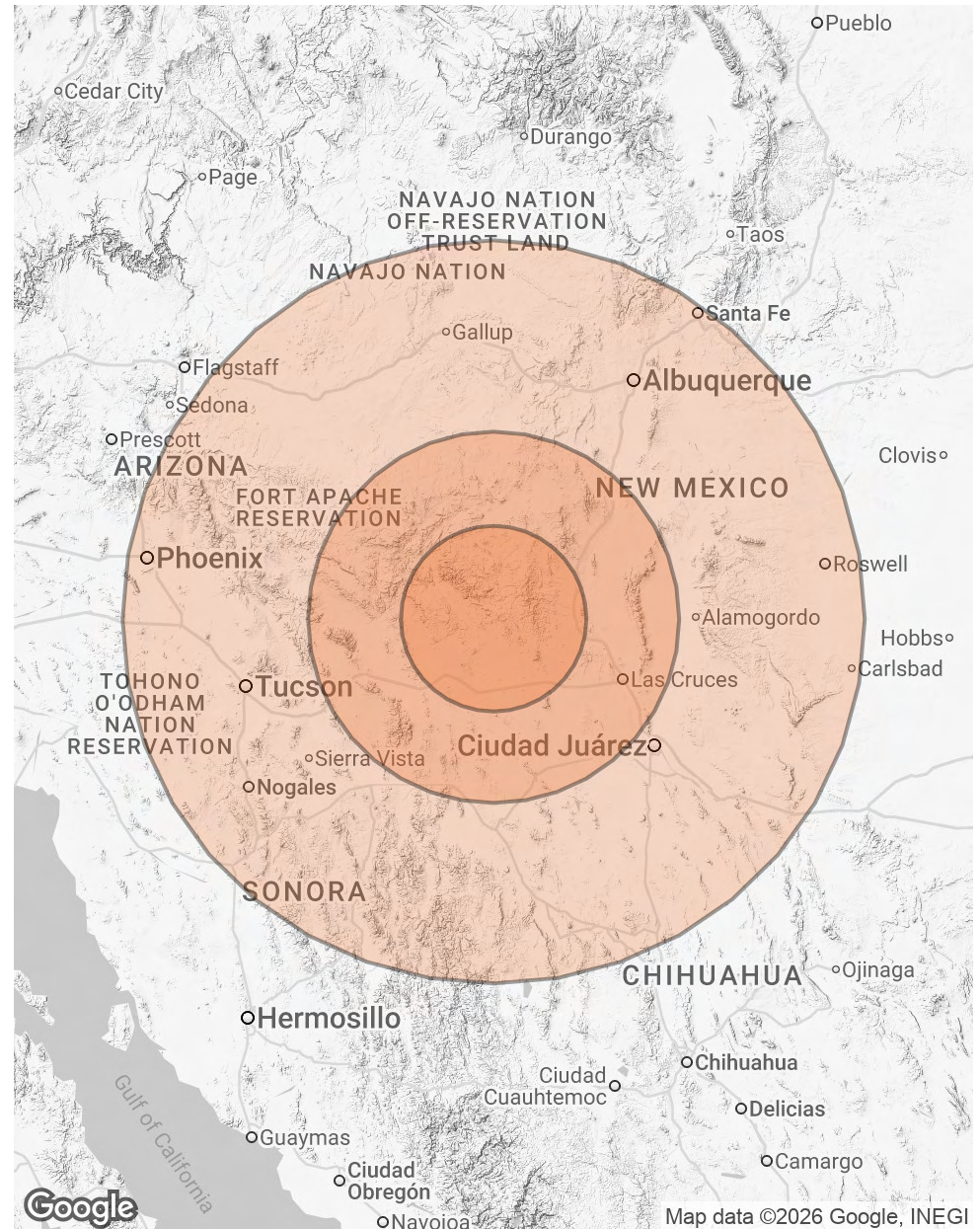


DEMOGRAPHICS MAP & REPORT

| POPULATION | 60 MILES | 120 MILES | 240 MILES |
|-----------------------------|----------|-----------|-----------|
| TOTAL POPULATION | 67,245 | 647,034 | 6,068,908 |
| AVERAGE AGE | 45 | 40 | 41 |
| AVERAGE AGE (MALE) | 45 | 39 | 40 |
| AVERAGE AGE (FEMALE) | 46 | 41 | 42 |

| HOUSEHOLDS & INCOME | 60 MILES | 120 MILES | 240 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 28,774 | 244,288 | 2,344,966 |
| # OF PERSONS PER HH | 2.3 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$63,939 | \$80,021 | \$96,760 |
| AVERAGE HOUSE VALUE | \$172,821 | \$233,647 | \$359,552 |

2020 American Community Survey (ACS)



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