

HEAVENLY INN FOR SALE

Heavenly Inn

930 Park Ave, South Lake
Tahoe, CA 96150

18 Units | \$3,425,000





PROPERTY INFORMATION

For Sale

18 Units | \$3,425,000
Heavenly Inn



Property Description

Offered at \$3,425,000 at a 9.69% cap rate.

NAI Tahoe Sierra is pleased to offer Heavenly Inn, an 18-unit boutique hotel including managers unit located in the Tourist Core of South Lake Tahoe, California. The family- and pet-friendly property features a varied guest-room mix with king and two-queen accommodations, kitchenettes and full kitchens, plus select rooms offering fireplaces and Jacuzzi tubs. An apartment-style unit includes one bedroom, a full kitchen, full bath, Jacuzzi, and living room fireplace.

Heavenly Inn benefits from a walkable location near Lake Tahoe beaches, Heavenly Village and Gondola, restaurants, retail, casinos, Edgewood Tahoe Golf Course, and the Tahoe Blue Event Center. Following extensive renovations completed in 2021, the property offers an opportunity to acquire an established lodging asset in a high-barrier-to-entry resort market.

Heavenly Inn may also be combined with the adjacent Secrets Inn for a total of 41 units.

Offering Summary

Sale Price:	\$3,425,000
Number of Rooms:	18
Lot Size:	0.42 Acres
Building Size:	6,632 SF
NOI:	\$296,577.83
Cap Rate:	9.69%

Demographics	10 Miles	100 Miles	150 Miles
Total Households	17,137	1,429,590	3,435,213
Total Population	39,327	3,894,174	9,724,172
Average HH Income	\$140,648	\$116,932	\$132,289

OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

18 Units | \$3,425,000
Heavenly Inn

Unit Type	Count
Two Queen Beds with Jacuzzi	1
Apartment – 1 Bedroom with Jacuzzi, Full Kitchen, Full Bath, and Living Room Fireplace	1
Standard King	1
King Kitchenette (Including 1 Handicap)	2
King With Jacuzzi and Fireplace	2
King Suite Kitchenette with Fireplace & Jacuzzi	1
King With Full Kitchen & Fireplace	1
Two Queen Beds with Kitchenette	9
Totals/Averages	18

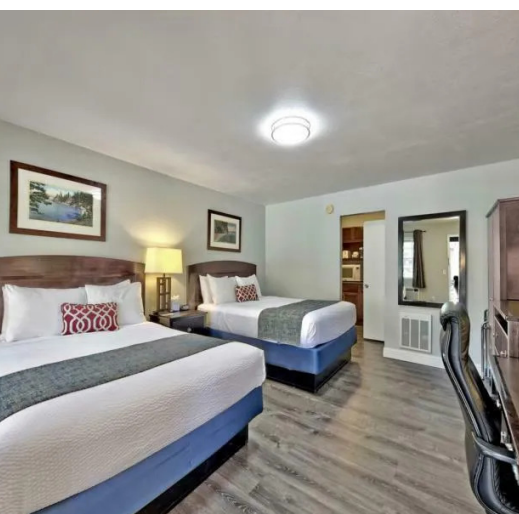
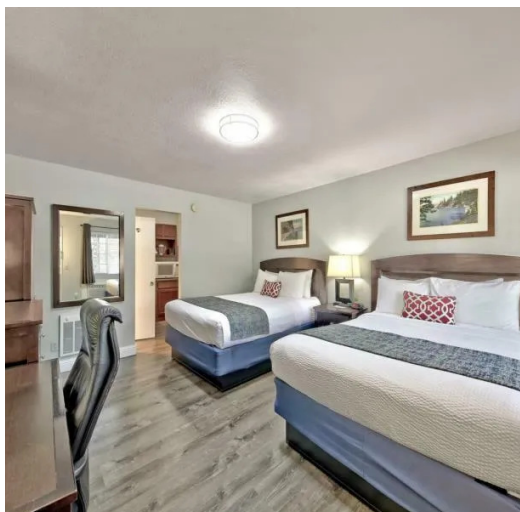
OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

18 Units | \$3,425,000
Heavenly Inn



OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LOCATION INFORMATION

For Sale

18 Units | \$3,425,000
Heavenly Inn



OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

18 Units | \$3,425,000
Heavenly Inn



OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FINANCIAL ANALYSIS

Heavenly Inn - Hotel Operating Statement

Calendar Year Ended December 31, 2025
930 Park Avenue | South Lake Tahoe, California

Operating Assumptions		2025 Hotel Metrics	
Property value	\$3,425,000.00	Room Revenue	\$690,464.39
Property tax rate	1.13%	Occupancy	75.2%
Expense source	2025 Heavenly Inn P&L	ADR	\$139.74
Cap rate	9.69%	RevPAR	\$105.09
		Available Rooms	6,570

Hotel Operating Statement	Heavenly Inn	% of Revenue
OPERATING REVENUE		
Room Revenue	\$692,333.87	97.2%
Laundry Revenue	\$20,000.00	2.8%
Total Operating Revenue	\$712,333.87	100.0%
ROOMS DEPARTMENT EXPENSES		
Front Office & On-Site Management Payroll	\$34,168.10	4.8%
Housekeeping Payroll	\$36,108.15	5.1%
Payroll-Related Expenses	\$3,081.41	0.4%
OTA Commissions	\$74,724.45	10.5%
Merchant Processing Fees	\$29,646.78	4.2%
Guest & Breakfast Supplies	\$10,920.16	1.5%
Total Rooms Department Expenses	\$188,649.05	26.5%
Rooms Department Income	\$523,684.82	73.5%
UNDISTRIBUTED OPERATING EXPENSES		
Utilities & Communications	\$54,374.41	7.6%
Repairs, Maintenance & Grounds	\$21,927.61	3.1%
Administrative & General	\$3,113.61	0.4%
Total Undistributed Expenses	\$79,415.63	11.1%
Gross Operating Profit	\$444,269.19	62.4%

FIXED CHARGES		
Insurance	\$28,171.23	4.0%
Payroll Taxes, Licenses & Permits	\$45,620.13	6.4%
Property Taxes @ \$3.425M @ 1.13%	\$38,702.50	5.4%
Total Fixed Charges	\$112,493.86	15.8%

TOTAL OPERATING EXPENSES	\$380,558.54	53.4%
NET OPERATING INCOME	\$331,775.33	46.6%
Operating Expense Ratio	53.4%	
NOI Margin	46.6%	

For Sale

18 Units | \$3,425,000
Heavenly Inn

Investment Overview

Heavenly Inn 2025 Actuals

Price	\$3,425,000
Price per SF	\$516
Price per Unit	\$190,278
RevPAR	\$107
ADR	\$146
CAP Rate	9.69%

Operating Data

Heavenly Inn 2025 Actuals

Total Scheduled Income	\$692,334
Gross Income	\$692,334
Operating Expenses	\$395,756
Net Operating Income	\$296,578

OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

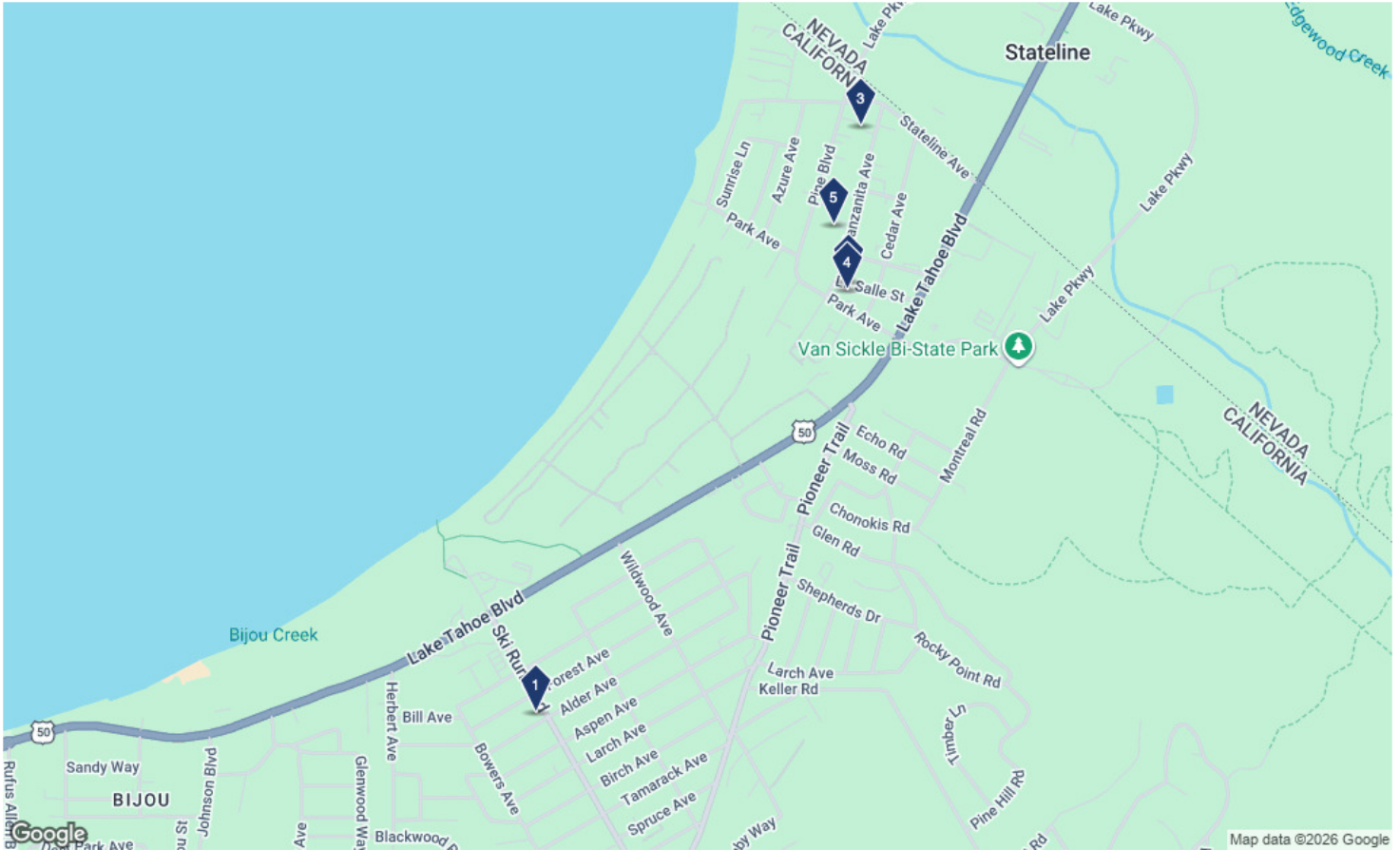
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

The background image shows a large green sign for the Heavenly Inn in Lake Tahoe. At the top of the sign, a red neon sign reads "NO VACANCY". The sign features a logo of a pine tree inside a square frame. Below the logo, the words "HEAVENLY INN" are written in large white letters, and "LAKE • TAHOE" is written in smaller white letters at the bottom. The sign is set against a backdrop of a clear blue sky, evergreen trees, and a multi-story building. In the foreground, a thick white rope is coiled around a wooden post. The text "SALE COMPARABLES" is overlaid in the center of the image in a large, black, serif font.

SALE COMPARABLES



Map with One Line Comp Info Report



Sale Comps List

	 Property Name Address	City	Type	Size	Sale Information
1	Alder Inn 1072 Ski Run Blvd	South Lake Tahoe	Hotel ★★★★☆	9,600 SF	Sold: \$4,685,000 (\$187,400.00/Room)
2	Moose and Maple Lodge 947 Park Ave	South Lake Tahoe	Hotel ★★★★☆	10,836 SF	Sold: \$3,030,000 (\$233,076.92/Room)
3	Resthaven Tahoe 4145 Manzanita Ave	South Lake Tahoe	Hotel ★★★★☆	5,533 SF	Sold: \$2,300,000 (\$135,294.12/Room)
4	Paradise Motel 953 Park Ave	South Lake Tahoe	Hotel ★★★☆☆	5,132 SF	Sold: \$1,900,000 (\$135,714.29/Room)
5	Avalon Lodge South Lake Tahoe 4075 Manzanita Ave	South Lake Tahoe	Hotel ★★★☆☆	8,084 SF	Sold: \$2,600,000 (\$130,000.00/Room)



Alder Inn - 1072 Ski Run Blvd

South Lake Tahoe, CA 96150 (El Dorado County) - South Lake Tahoe Submarket

Hotel

Sold	7/29/2026	Built/Renovated	1969/2016
Sale Price	\$4,685,000 (\$187,400/-Room)	Land Area	0.57 AC/24,829 SF
Rooms	25	Sale Comp Status	In Progress
GBA	9,600 SF	Sale Comp ID	7768309
Price per SF	\$488.02/SF	Parcel Numbers	027-123-023-000
Price Status	Full Value		



Moose and Maple Lodge - 947 Park Ave

South Lake Tahoe, CA 96150 (El Dorado County) - South Lake Tahoe Submarket

Hotel

Sold	7/10/2026	Built/Renovated	1964/2021
Sale Price	\$3,030,000 (\$233,077/-Room)	Land Area	0.55 AC/23,958 SF
Rooms	13	Actual Cap Rate	9.57%
GBA	10,836 SF	Sale Comp Status	Research Complete
Price per SF	\$279.62/SF	Sale Comp ID	7736855
Price Status	Confirmed	Parcel Numbers	029-064-006-000



Resthaven Tahoe - 4145 Manzanita Ave

South Lake Tahoe, CA 96150 (El Dorado County) - South Lake Tahoe Submarket

Upscale

Hotel

Sold	11/10/2025	Built/Renovated	1966/November 2026
Sale Price	\$2,300,000 (\$135,294/-Room)	Land Area	0.29 AC/12,632 SF
Rooms	17	Sale Comp Status	Research Complete
GBA	5,533 SF	Sale Comp ID	7399843
Price per SF	\$415.69/SF	Parcel Numbers	029-041-056-000
Price Status	Confirmed		



Paradice Motel - 953 Park Ave

South Lake Tahoe, CA 96150 (El Dorado County) - South Lake Tahoe Submarket

Hotel

Sold	11/3/2025	Built/Renovated	1959/1985
Sale Price	\$1,900,000 (\$135,714/-Room)	Land Area	0.21 AC/9,148 SF
Rooms	14	Sale Comp Status	Research Complete
GBA	5,132 SF	Sale Comp ID	7400443
Price per SF	\$370.23/SF	Parcel Numbers	029-064-004-000
Price Status	Confirmed		





Avalon Lodge South Lake Tahoe - 4075 Manzanita Ave

South Lake Tahoe, CA 96150 (El Dorado County) - South Lake Tahoe Submarket

Hotel

Sold	8/15/2025	Built/Renovated	1964/2011
Sale Price	\$2,600,000 (\$130,000/-Room)	Land Area	0.46 AC/20,038 SF
Rooms	20	Sale Comp Status	Research Complete
GBA	8,084 SF	Sale Comp ID	7307576
Price per SF	\$321.62/SF	Parcel Numbers	029-041-061-000
Price Status	Full Value		



Quick Stats Report

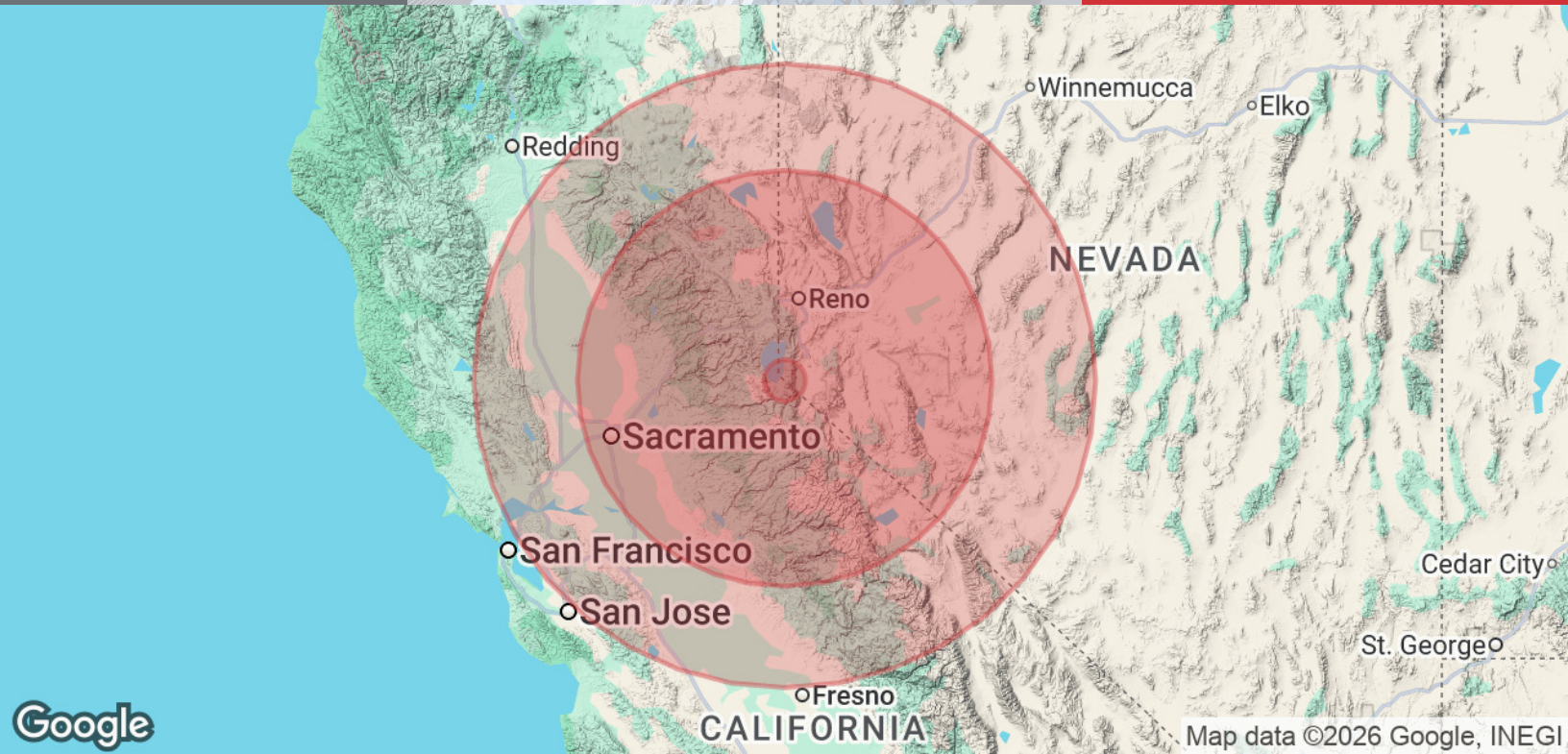
Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$1,900,000	\$2,903,000	\$2,600,000	\$4,685,000	5
Building Size	5,132 SF	7,837 SF	8,084 SF	10,836 SF	5
Price per SF	\$279.62	\$370.42	\$370.23	\$488.02	5
Actual Cap Rate	9.57%	9.57%	9.57%	9.57%	1
# of Rooms	14	26	20	52	5
Price per Room	\$58,269	\$113,398	\$130,000	\$195,208	5
Days on Market	73	402	294	840	3
Sale Price to Asking Price Ratio	63.55%	79.64%	82.14%	93.23%	3
Totals					
Sold Transactions	Total Sales Volume:	\$14,515,000	Total Sales Transactions:	5	
Survey Criteria					
basic criteria: Type of Property - Hospitality ; Sale Date - from 8/15/2024 ; Sale Status - Sold, Under Contract/Pending ; Return and Search on Portfolio Sales as Individual Properties - Yes ; Exclude Non-Arms Length Comps - Yes					
geography criteria: Geography - User Defined Search					

The background image shows a large green sign for Heavenly Inn with a gold logo and a red neon sign that says "NO VACANCY". To the left is a multi-story building and a parking lot with cars. In the foreground, there is a wooden post with thick white rope coiled around it. The entire scene is framed by a blue border.

DEMOGRAPHICS

For Sale

18 Units | \$3,425,000
Heavenly Inn



Population

	10 Miles	100 Miles	150 Miles
Total Population	39,327	3,894,174	9,724,172
Average Age	46.0	40.2	39.4
Average Age (Male)	46.6	39.2	38.4
Average Age (Female)	44.9	41.3	40.3

Households & Income

	10 Miles	100 Miles	150 Miles
Total Households	17,137	1,429,590	3,435,213
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$140,648	\$116,932	\$132,289
Average House Value	\$927,529	\$563,071	\$716,695

2023 American Community Survey (ACS)

OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADVISOR BIOS

For Sale

6,632 SF | \$3,425,000
Heavenly Inn



Scott Fair

Director

sfair@naitahoesierra.com

Direct: 530.525.2304 | Cell: 530.525.2304

CalDRE #01761504 // NV #BS.0144220

Professional Background

Scott was born and raised in South Lake Tahoe however began his real estate career with a multi-national commercial real estate company in the San Francisco/Bay Area focused on Industrial and Office real estate. The love of the lake family community and quality of life brought Scott back to his home town of South Lake Tahoe. Focused on commercial and resort real estate in the Lake Tahoe area Scott has the advantage of leveraging home town market knowledge and connections while capitalizing on his experience in sales marketing financial analysis and technology through the NAI Global platform.

Education

Scott holds a Bachelor of Arts in business economics from the University of Santa Barbara where he was in both the Sigma Chi fraternity and the Accounting Association. He is a South Tahoe High graduate and Varsity Baseball and Football alumni as well as a two time Junior Olympian representing Heavenly Ski Resort.

Memberships

Board of Director South Tahoe Chamber of Commerce
Board Member of South Lake Tahoe's CEO working group

NAI Tahoe Sierra
3141 Highway 50, Suite B1
South Lake Tahoe, CA 96150
530.525.2304

OFFERING MEMORANDUM

930 Park Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.