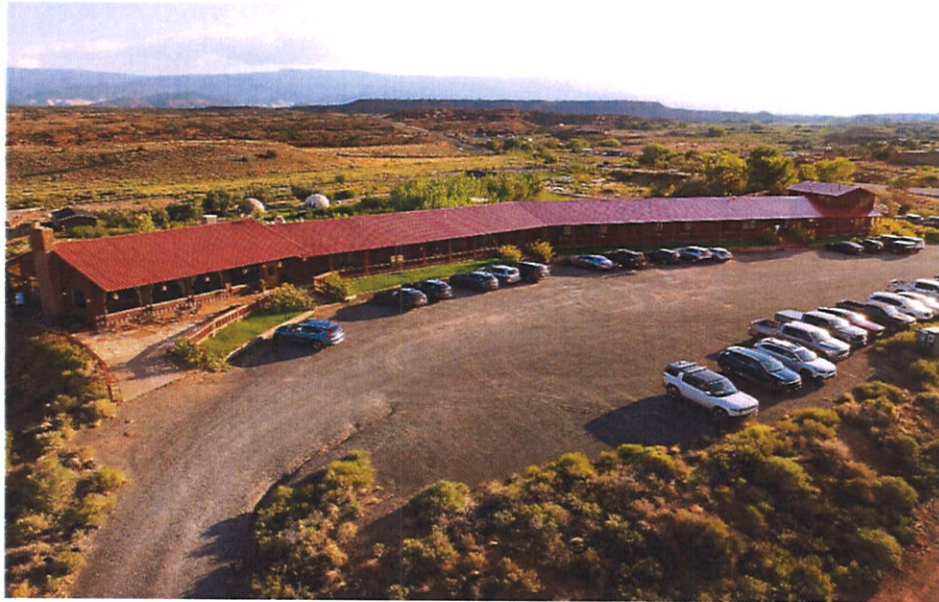


**THE RIMROCK INN & RESTAURANT
& PATIO
TORREY, UTAH**



The Rim Rock Inn and Restaurant, with its rich history, is part of the fabric of Torrey. Located close to the entrance of Capitol Reef National Park and near the heart of Torrey, it is gifted with amazing, inspirational views. The superb location attracts customers from every state and every country.

While the business functions very well with the Inn, Restaurant, cabins and another restaurant, The Patio, the possibility for expansion is substantial. All the buildings and equipment are in good repair and have been consistently maintained. This is an excellent opportunity to purchase a thriving, turn-key business in an extremely beautiful tourist spot.

\$5,300,000

BOULDER MOUNTAIN REALTY, INC

CATHY BAGLEY, BROKER – 435-691-5424

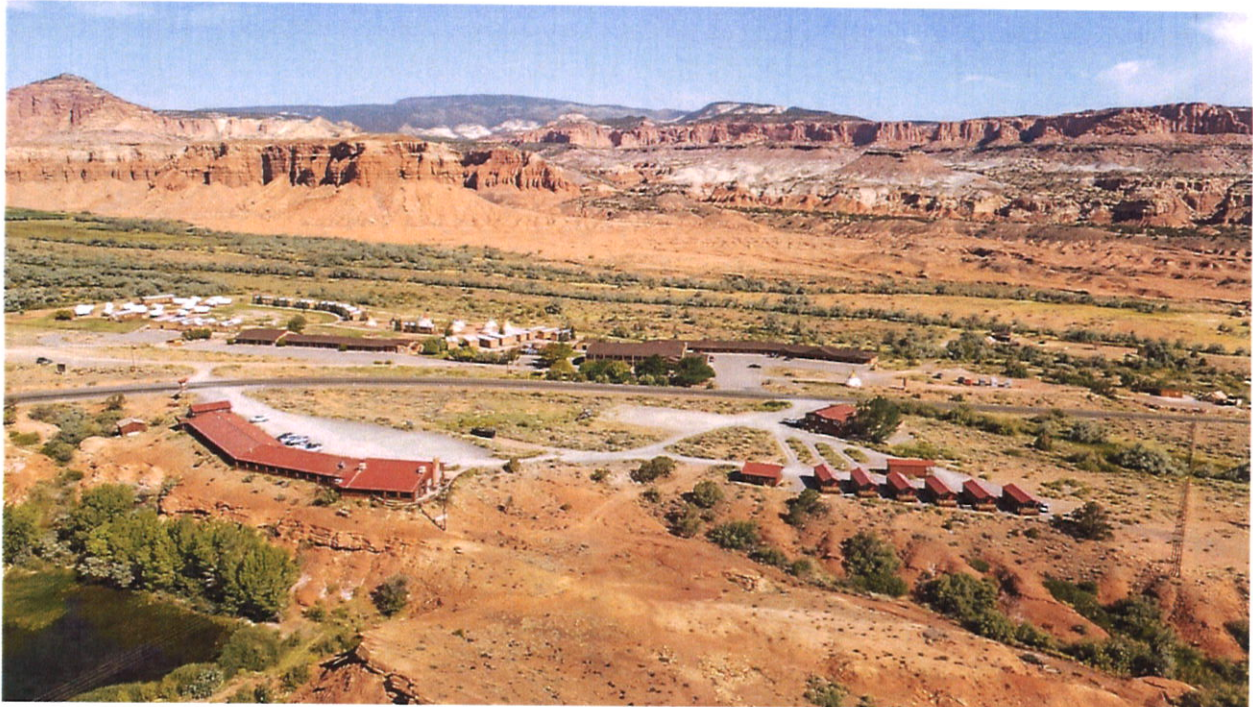
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LAND

The Rim Rock Inn & Restaurant sits on the highest spot of a triangular-shaped ten acres with 1189 feet of frontage on Highway 24, close to the entrance of Capitol Reef National Park. The views in every direction are stunning. They add immensely to the experience of visiting the Rim Rock, either for lodging or for the excellent window-filled restaurant.

There is plenty of excess land for expansion on the north, east and southeast sides of the property.

Torrey Town provides water for the entire property.

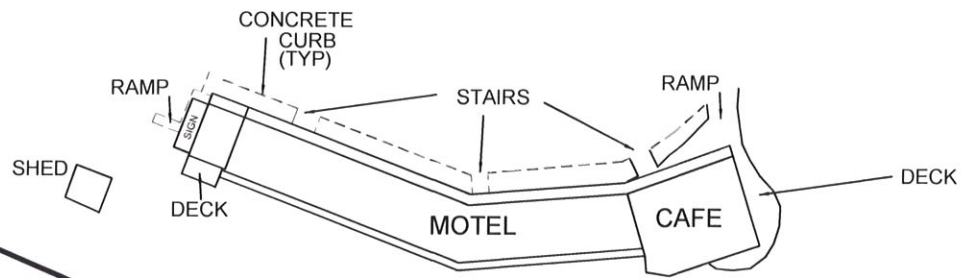
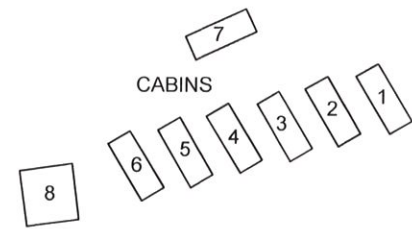
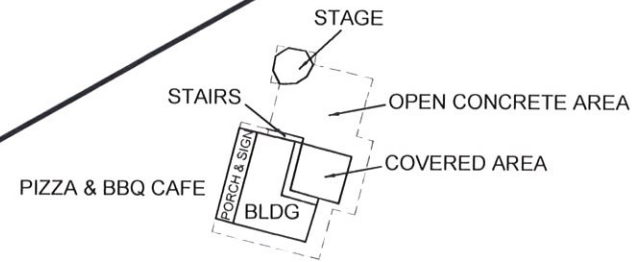


BUILDING MAP FRY GODS, INC

WAYNE COUNTY, UTAH

RAINBOW RIM MOTEL & CAFE PROPERTY

SCALE: 1" = 100'



BUILDINGS AND IMPROVEMENTS

INN

- Office and Innkeeper's apartment upstairs
- 19 Rooms - 9 kings, 6 have 2 queens, 4 have 2 double beds
- Laundry Room
- Storage Room
- Square Footage: 10,216 square feet
- Open March 24 to October 26
- Built in 1965. Consistently updated and maintained.

RESTAURANT

- Seats 100 inside
- Outside dining – 9 tables each seating 4
- Fully equipped kitchen
- Inside square footage: 2,500
- Open March 24 to October 26
- Attached to Inn
- 150 Parking Spaces



PATIO

- Casual Dining on Main Floor
- Seats 45 Inside and 150 Outside
- Pavilion and Fire Pit
- Ample Parking
- 3 Rooms Upstairs, 1 with kitchen
- 1453 square feet on main floor; 1453 square feet upstairs
- Built in early 1980's. Consistently updated and maintained

CABINS

- 7 Cabins, 4 kings, 3 with 2 queens
- 1 Cabin that is a duplex with 2 rooms that each have a single queen
- Each cabin has a deck
- 7 cabins - 400 square feet each; duplex cabin is 500 square feet
- Built in 2020
- 4 EV chargers



FINANCIALS – 2024

GROSS SALES

The Inn	\$575,079.89	
The Restaurant	\$666,400.62	
The Patio	\$347,227.35	
Total		\$1,588,707.86

EXPENSES

Cost of Goods Sold (Restaurant & Patio)		
Alcohol	\$ 42,806.34	
Food	\$275,625.98	
Total Cost of Goods Sold		\$318,432.32

ALL OTHER EXPENSES FOR INN, RESTAURANT & PATIO

Utilities		
Gas and Electric	\$ 40,976.78	
Water	\$ 12,721.00	
Telephone	\$ 16,148.82	
Supplies (all)	\$ 11,754.04	
Insurance	\$ 30,408.08	
Salaries & Wages	\$441,721.98	
Marketing (Expedia,etc)	\$ 56,128.00	
Credit Card Fees	\$119,710.83	
Janitorial Expense	\$ 9,196.92	
Repairs	\$ 52,856.28	

(replace equipment, repairs building)

FINANCIALS – 2024

continued

Licenses and Permits	\$ 5,122.25	
Professional Fees	\$ 10,930.71	
Taxes		
Property Tax	\$ 10,940.36	
Payroll Tax	\$ 68,766.18	
Dues & Subscriptions	\$ 5,642.02	
Fire Suppression	\$ 845.89	
Printing & Reproduction	\$ 509.00	
Total Expenses		\$1,212,811.46
Net Operating Income		\$ 375,896.40

12/17/25

The Rim Rock Restaurant
Profit and Loss Standard
March through October 2025

	Mar - Oct '25
payroll tax	91,170.75
Postage and Delivery	78.00
Printing and Reproduction	6,907.67
Professional Development	7,149.74
Professional Fees	
Accounting	7,191.25
Professional Fees - Ot...	18.21
Total Professional Fees	7,209.46
Recruiting	50.00
Repairs	
Building Repairs	7,239.27
Computer Repairs	451.52
Equipment Repairs	7,728.23
Janitorial Exp	2,015.41
Total Repairs	17,434.43
salaries and wages	
salaries and wages - O...	195,194.49
Total salaries and wages	195,194.49
Taxes	
State	360.00
Total Taxes	360.00
Telephone	5,649.40
Travel	
Travel	1,369.91
Travel - Other	4,773.31
Total Travel	6,143.22
uniforms	1,136.66
Utilities	
Gas and Electric	12,943.69
Total Utilities	12,943.69
Total Expense	394,287.49
Net Ordinary Income	100,832.26
Net Income	100,832.26

12/17/25

The Rim Rock Restaurant
 Profit and Loss Standard
 March through October 2025

	Mar - Oct '25
Ordinary Income/Expense	
Income	
Sales	
Alcohol Sales	
light beer sales	37,659.00
liquor sales	73,005.00
Total Alcohol Sales	110,664.00
Food Sales	
Cash Discounts	-5,991.03
Food Sales - Other	583,520.39
Total Food Sales	577,529.36
Total Sales	688,193.36
Total Income	688,193.36
Cost of Goods Sold	
alcohol expence	
light beer	7,648.30
liquor expence	16,786.62
Total alcohol expence	24,434.92
food cost	168,638.69
Total COGS	193,073.61
Gross Profit	495,119.75
Expense	
Marketing	363.50
Credit Card Fees	18,313.87
Dues and Subscriptions	636.27
Glass Ware	1,036.91
Insurance	
Liability Insurance	12,440.50
Work Comp	7,582.00
Total Insurance	20,022.50
Interest Expense	
Loan Interest	34.95
Total Interest Expense	34.95
Licenses and Permits	1,888.50
Office Supplies	563.48

12/17/25

The Patio
Profit and Loss Standard
January through November 2025

	Jan - Nov '25
Ordinary Income/Expense	
Income	
Beer sales	82,880.11
Food sales	327,599.51
Sales Discounts	-4,666.38
Total Income	405,813.24
Cost of Goods Sold	
Beer cost	20,862.88
food cost	121,264.79
Total COGS	142,127.67
Gross Profit	263,685.57
Expense	
professional development	206.81
credit card fees	12,390.71
Dues and Subscriptions	50.00
Insurance	
Liability Insurance	100.00
Total Insurance	100.00
Licenses and Permits	2,630.50
live music	2,550.00
Postage and Delivery	59.99
Printing and Reproduction	312.91
Professional Fees	
Professional Fees - Ot...	30.00
Total Professional Fees	30.00
Repairs	
Building Repairs	1,707.55
Computer Repairs	781.08
Equipment Repairs	16,748.80
Total Repairs	19,237.43
salaries and wages	126,818.00
Supplies	
Office	34.19
Supplies - Other	36.36
Total Supplies	70.55
Telephone	4,883.84
Travel & Ent	
Travel	2,293.10
Travel & Ent - Other	126.34
Total Travel & Ent	2,419.44
Uniforms	313.20
Utilities	
Gas and Electric	10,120.84
Total Utilities	10,120.84
Total Expense	182,194.22
Net Ordinary Income	81,491.35
Net Income	81,491.35

The Inn
Profit and Loss Standard
 January 1 through November 1, 2025

	Jan 1 - Nov 1, '25
Ordinary Income/Expense	
Income	
Sales	641,021.34
Total Income	641,021.34
Expense	
uniforms	1,552.61
marketing exp	60,520.23
linen	5,300.51
Automobile Expense	25,169.22
Credit Card Fees	26,717.89
Dues and Subscriptions	1,597.57
food cost	13,896.17
Insurance	
Insurance - Other	5,434.00
Total Insurance	5,434.00
Interest Expense	
Loan Interest	14,486.33
Mortgage	3,704.24
Total Interest Expense	18,190.57
Licenses and Permits	250.00
Office Supplies	606.77
Printing and Reproduction	1,210.00
Professional Development	984.39
Professional Fees	
Professional Fees - Ot...	1,896.97
Total Professional Fees	1,896.97
Repairs	
Building Repairs	36,407.27
Computer Repairs	19.98
Equipment Repairs	6,002.05
Janitorial Exp	5,542.77
Total Repairs	47,972.07
salaries & wages	140,270.78
Taxes	
Property	8,993.48
State	180.50
Total Taxes	9,173.98
Telephone	4,645.21
Travel & Ent	
Travel	741.27
Travel & Ent - Other	113.01
Total Travel & Ent	854.28
Utilities	
Gas and Electric	13,485.52
Water	12,517.04
Total Utilities	26,002.56
Total Expense	392,245.78
Net Ordinary Income	248,775.56
Net Income	248,775.56