

# TURNKEY HIGH-PERFORMING BOUTIQUE HOSPITALITY ASSET WITH EXPANSION UPSIDE

102 Cottonwood St., Idaho City, ID 83631



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

 **VICTORY  
REALTY**

**DREY CAMPBELL, PHD, CCIM**  
Principal  
208.440.1926  
drey@leeidaho.com

**AMANDA CALLAHAN**  
Realtor  
208.339.3010  
amanda-callahan@hotmail.com

# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 102 Cottonwood St., Idaho City, ID 83631 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



# PROPERTY DETAILS

**SALE PRICE**    \$2,600,000

**SITE AREA**    1.53 AC

**UNITS**         9

**MARKET**       Idaho City

**ZONING**        C

**PARCEL**        RPI00000264854

\*Financials Available Upon Request



## EXECUTIVE SUMMARY

Lee & Associates is pleased to present the Smokejumper Tiny Home Resort, a fully entitled boutique hospitality asset located in the high-barrier leisure market of Idaho City. This offering presents a rare opportunity to acquire fee-simple real estate paired with a nationally recognized brand and a scalable growth platform.

The 1.53-acre property features nine luxury tiny homes on permanent foundations, built with cohesive architecture for year-round occupancy. A 1,200 SF commercial building supports operations with a guest laundry room and a separate laundry suite for staff. The building also includes a fully finished studio apartment with a kitchenette and full bathroom, while the front half provides significant value-add potential for a future commercial venue like a coffee shop or café.

The asset demonstrates strong financial performance, with net operating income (NOI) increasing approximately 52% year-over-year from 2024 to 2025. An additional  $\pm 0.25$  acres provides expansion potential for two to four units or an event venue. With a strong social media presence and national television exposure, the property is well positioned to capitalize on growing demand for experiential travel in the Boise MSA.

## PROPERTY HIGHLIGHTS

- » Permanent Units: 9 fee-simple luxury units with smart-glass, modern finishes, and four-season climate control.
- » Support Facilities: 1,200 SF support building (manager's studio, laundry, storage).
- » Backup Power: Full standby generator ensures uninterrupted operations.
- » NOI Growth: \$196,083 (2025), +52% YoY
- » Expansion Potential:  $\pm 0.25$  acres for expansion (units, spa, or retreat).
- » Brand Strength: 4.9-star rating (327 reviews) + ~40K social reach.
- » Location: Prime location near Boise; benefits from Micron's \$15B expansion.
- » Media Exposure: Recognized as a "Top Wild West Vacation Rental Destination" on HGTV.





### LUXURY INTERIORS

King beds, full baths, and gourmet cooktops in every unit.

---



### MOUNTAIN-MODERN DESIGN

Wood stoves, A/C, and dedicated workspaces.

---



### OUTDOOR LIVING

Private grills, hot tub, and pet-friendly.

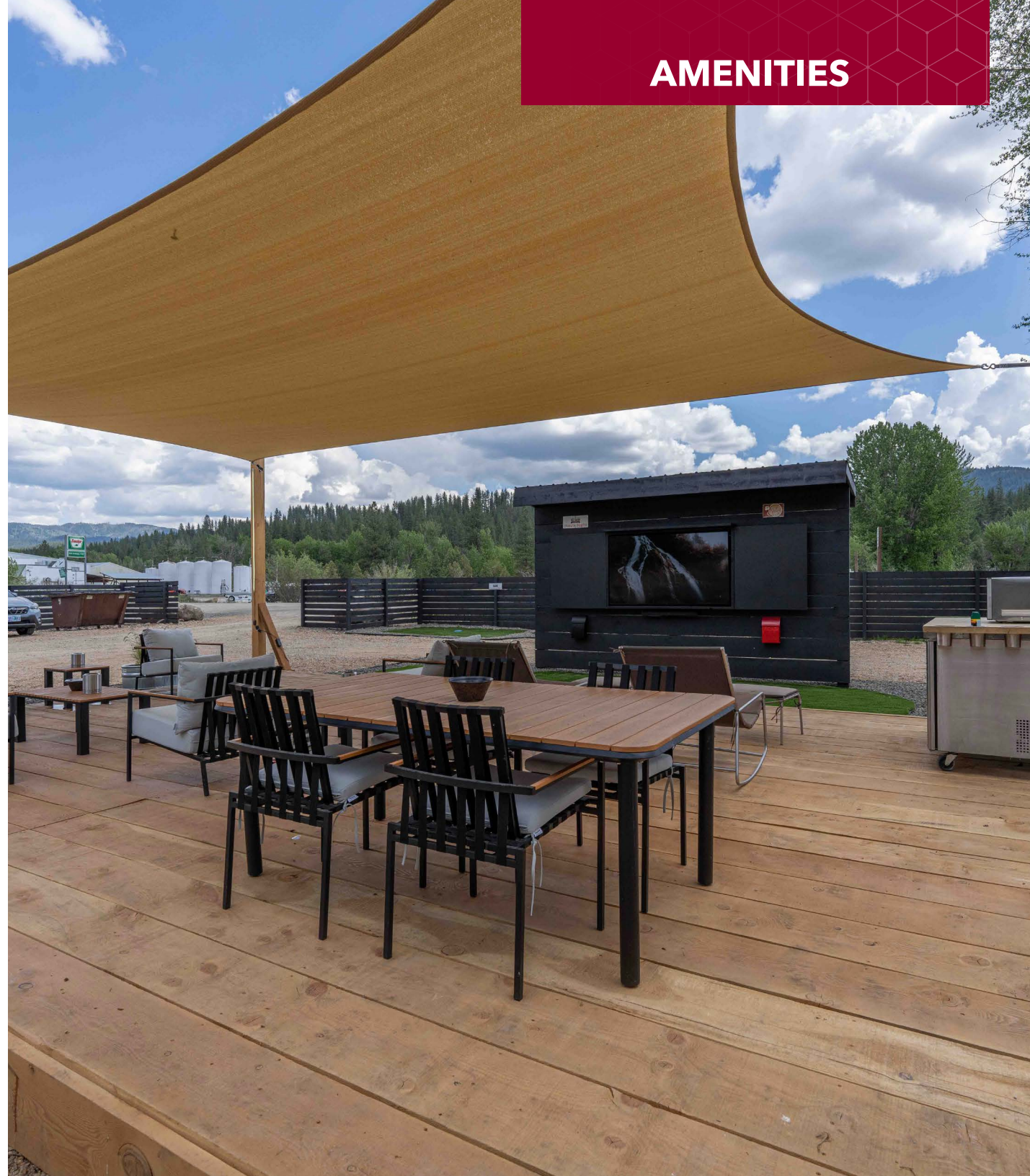
---

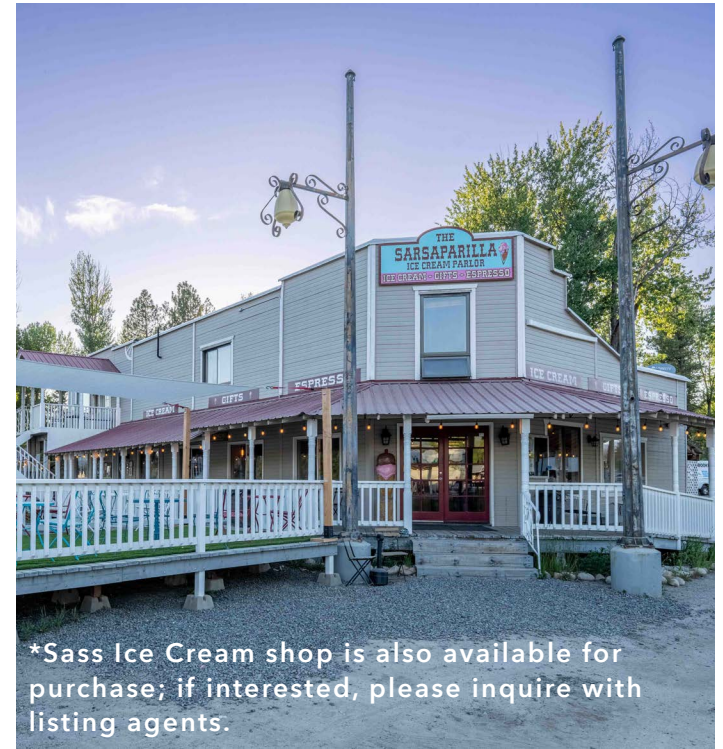


### EV CHARGING

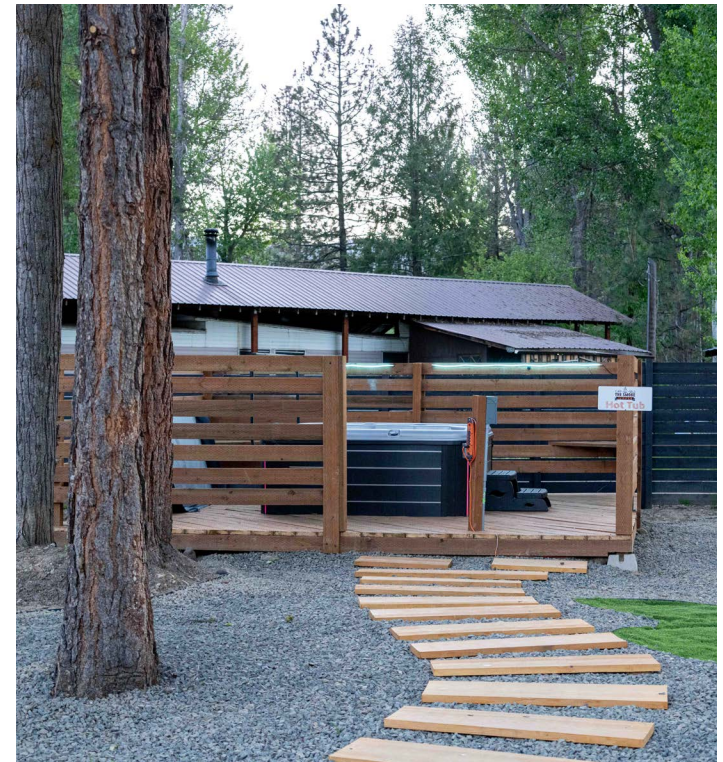
On-site stations catering to the modern traveler.

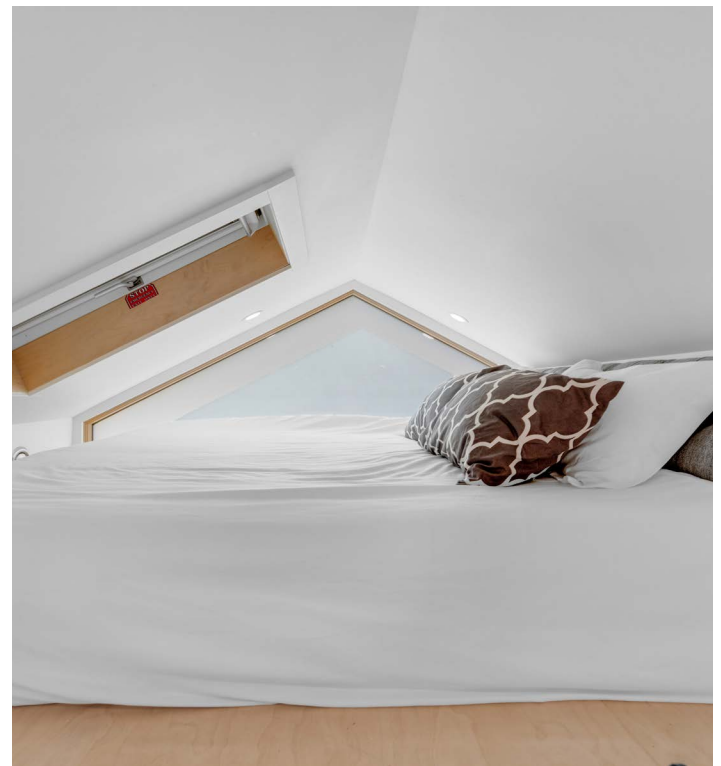
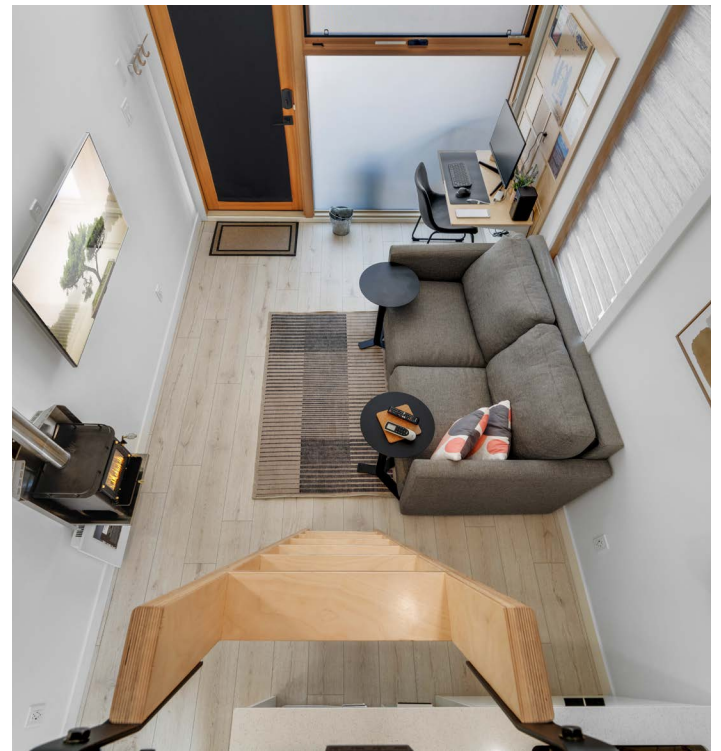
# AMENITIES





\*Sass Ice Cream shop is also available for purchase; if interested, please inquire with listing agents.







Grimes Pass

Brownlee

Sweet

Gardena

Pioneerville

Placerville

Black Canyon Plaza

Montour

Horseshoe Bend

Centerville

Tenmile Summer Home Area

mmett

Pearl

New Centerville

Star Ranch



Idaho City

Avimor

Hidden Springs

Star

Eagle



Twin Springs

Robie Creek

Boise



Meridian



corner  
er

Kuna

Prairie

## AREA OVERVIEW

### IDAHO CITY, IDAHO

Idaho City, Idaho is a dynamic town that serves as one of the state's most historic communities and a well-known mountain destination. Nestled in the Boise Basin, Idaho City is surrounded by the Boise National Forest and mountain terrain, offering residents and visitors alike a unique blend of small-town charm and outdoor adventure. The town's central area reflects its rich history, featuring a mix of preserved buildings, rustic storefronts, and a modest but active local scene with museums, small businesses, and local dining options.

The mountain climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and surrounding backcountry areas. The nearby creeks and forest terrain are popular for fishing, off-roading, and seasonal recreation, contributing to the town's reputation as an outdoor enthusiast's retreat.

Idaho City is also known for its strong sense of community and connection to its historic roots, often appreciated for its quiet lifestyle, safety, and natural surroundings. The town's welcoming atmosphere, combined with its scenic beauty and proximity to Boise, has made it an increasingly popular destination for visitors and those seeking a slower-paced, nature-focused way of living.



FOR MORE INFORMATION, PLEASE CONTACT



**DREY CAMPBELL, PHD, CCIM**  
Principal  
208.440.1926  
dreyc@leeidaho.com



**AMANDA CALLAHAN**  
Realtor  
208.339.3010  
amanda-callahan@hotmail.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com