

GOLD VALLEY CAMP

COST APPROACH TO VALUE

- Bare land\$400,000
- Sites & infrastructure ... \$200,000
- Well/septic\$50,000
- 5 cabins (\$100K each) ... \$400,000
- Garage/laundry/loft\$150,000
- Restaurant\$150,000
- Manufactured home \$80,000
- Event tent & pavilion\$60,000
- Shower house\$60,000

TOTAL ***\$1,550,000**

*plus Blue Sky (name/branding)



UNTAPPED INCOME SOURCES

- ✓ Event venue – weddings/reunions/conferences
- ✓ Restaurant – used to be the Wagon Wheel Cafe
- ✓ Micro Brewery – Jailhouse Taps Brewing equipment included
- ✓ Add teepees/sheep wagons/dry camping cabins around the open space



Financial Info

- Income 2024 – \$137,437
- Income 2025 – \$175,288
- 27.5% increase
- Reservations up 25% for 2026
- Income projected up 25% = \$218,750

