LAZY DAYZ
RESORT

CONFIDENTIAL INVESTMENT MEMORANDUM

LAKE OF THE OZARKS, MISSOURI

RESTAURANT | MARINA | RV PARK | VACATION RENTALS

OFFERING PRICE

$4,300,000

30.46
TOTAL ACRES

1,013
FEET OF SHORELINE

15.66
ACRES OF FUTURE DEVELOPMENT LAND

A Turnkey Resort with Meaningful Upside

Established Business • Multiple Revenue Streams • Significant Expansion Potential

Investment Overview

An Established Hospitality Business Positioned for Long-Term Ownership.

A solid foundation. Meaningful upside.

Established Operations. Proven Infrastructure. Meaningful Expansion Potential.

Acquire an established waterfront hospitality property with multiple operating businesses, diversified revenue streams, valuable infrastructure, and meaningful opportunities for future growth.

Rather than starting from the ground up, the next owner steps into a turn-key asset with infrastructure in place, a loyal customer base, and multiple opportunities to enhance operations, drive revenue, and expand.

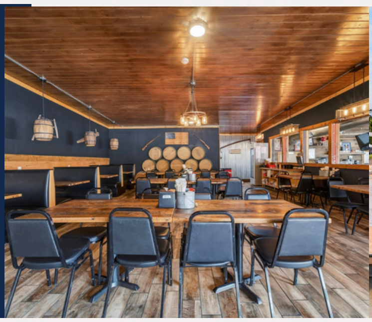
With 30.46 total acres, including 15.66 acres of future development land and over 1,000 feet of shoreline, the property offers the rare combination of an operating business today and meaningful potential for tomorrow.

This is more than a real estate acquisition.
This is an opportunity to build on an exceptional foundation and create lasting value.

INVESTMENT HIGHLIGHTS

- **30.46 TOTAL ACRES**
  15.66 ACRES OF FUTURE DEVELOPMENT LAND
- **APPROXIMATELY 1,013 FEET OF LAKE FRONTAGE**
- **MULTIPLE ESTABLISHED REVENUE STREAMSTAYS**
  LODGING, RESTAURANT, MARINA, RV PARK, RETAIL & MORE
- **WORKFORCE HOUSING & OWNER RESIDENCE**
  ESSENTIAL INFRASTRUCTURE ALREADY IN PLACE
- **INDEPENDENT MAI APPRAISAL SUPPORTING VALUE**
  CONFIRMS THE STRENGTH OF THE UNDERLYING REAL ESTATE

> “The opportunity isn’t rebuilding the property.
>
> *The opportunity is realizing its full potential.*



ESTABLISHED TODAY. POSITIONED FOR TOMORROW

WHAT YOU'RE ACQUIRING

One acquisition combining established lodging, marina operations, RV accommodations, restaurant and bar operations, retail services, employee housing, and supporting infrastructure across 30.46 acres of waterfront property at Lake of the Ozarks.

GUEST LODGING

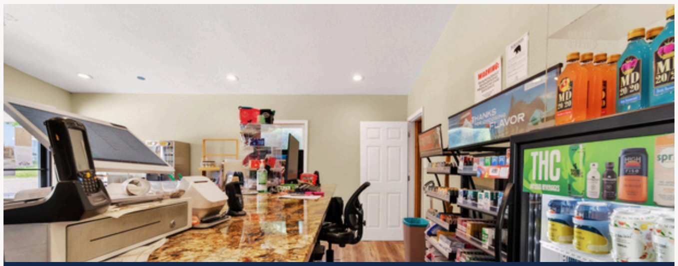
Recently renovated guest accommodations designed for couples, families, and large groups, supporting repeat visitations.

MARINA

Protected cove marina with covered slips supporting annual rentals, transient docking, fuel sales, restaurant access, private boat ramp, and guest operations.

RV PARK

Established RV sites with utility infrastructure already in place and room for future expansion.



RETAIL & OPERATIONS

Retail store, commercial laundry, office space, employee housing, and management residence supporting daily resort operations.

- 30.46 Acres of Waterfront Property
- 1,000+ Protected Lake Frontage
- 26 Covered Boat Slips Supporting Marina & Guest Operations
- 300 Indoor and Outdoor Restaurant Seats (approx.)
- 43 Established RV Sites

A DIVERSIFIED WATERFRONT BUSINESS

Unlike single-purpose hospitality properties, Lazy Dayz combines lodging, waterfront dining marina operations, RV accommodations, retail services and supporting infrastructure into one integrated operation designed to generate revenue from multiple complementary business lines.

Why This Property Is Difficult to Replicate

The combination of waterfront acreage, established operating businesses, existing infrastructure, and future development land creates an asset that would be difficult and costly to replicate in today's market.

30.46 Acres
Total Property

1,013' feet
of Lake Frontage

15.66 Acres
Future Development Land

Established Businesses
Multiple Operating Businesses

Waterfront Restaurant
Renovated Waterfront Restaurant & Bar

Full-service Marina
With Fuel Dock

Workforce Housing
Employee & Manager Housing

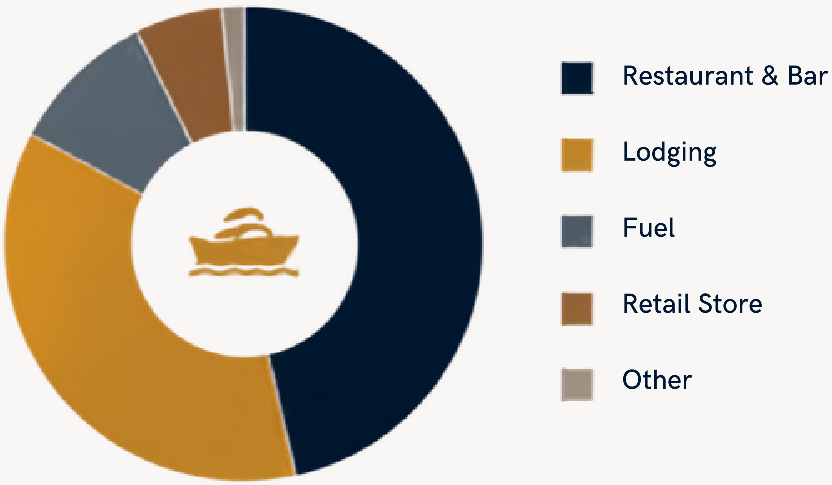
Utilities & Infrastructure
Already in Place

THESE ELEMENTS COMBINED
create an irreplaceable asset.

Current Operating Performance

The resort operates as an integrated hospitality business with multiple operating segments that contribute to overall revenue and guest experience.

REVENUE MIX



Each operating segment supports the others, creating multiple guest touchpoints and diversified sources of revenue throughout the operating season.

No single operating segment defines the business. The value comes from how the operations work together.

OPERATIONAL SNAPSHOT

- Operating Resort
- Current Reservations
- Multiple Business Units
- Employee Housing
- Expansion Land

An operating business with established systems, diversified revenue sources, and a foundation for future operational growth.

Understanding the Business

Historical financial statements should be evaluated within the context of substantial capital improvements completed during current ownership. Financial performance reflects an operating business undergoing restoration and repositioning while remaining open to guests throughout the investment period.

1 REMOTE OWNERSHIP

Ownership managed the property remotely while continuing to operate a separate business. A full-time owner-operator or experienced hospitality management team may identify operational efficiencies and revenue opportunities that were more difficult to implement remotely.

2 REINVESTMENT DURING OPERATIONS

Capital improvements, maintenance, payroll, and operational expenses continued while the resort remained open. Ownership also reports investing personal funds into improvements beyond amounts reflected within operating statements.

3 SEASONAL COST STRUCTURE

Restaurant and fuel operations are highly seasonal, while lodging and staff expenses continue through slower months. Monthly performance should be evaluated within the context of the annual operating cycle rather than individual monthly reports.

4 SEGMENT-LEVEL OPPORTUNITY

Restaurant, lodging, marina, RV, fuel and retail operations each present opportunities for operational refinement through pricing strategy, labor management and segment-level performance tracking.

Ownership Context

Historical operating statements should be considered together with the significant capital improvements completed during current ownership. Prospective purchasers are encouraged to evaluate both the operating business and the underlying real estate when assessing long-term value. Complete financial statements, supporting documentation and operational records are available to qualified purchasers during due diligence.

Waterfront, Marina and Restaurant Assets

Marina & Waterfront

- Protected cove marina supporting overnight guests, annual slip rentals, restaurant traffic and transient boaters.
- Approximately 36 total slips supporting multiple revenue sources (per appraisal and ownership information).
- Fuel dock, private boat ramp, swim dock and beach area enhance the waterfront guest experience.
- Existing marina infrastructure supports both resort operations and public lake access.

Restaurant & Entertainment

- Approximately 300 indoor and outdoor seats (per ownership).
- Renovated waterfront restaurant, bar and commercial kitchen.
- Outdoor patio, stage, dance floor and walk-up service area overlooking the pool.
- Retail store, office, storage and commercial laundry support resort operations.
- Pool and hot tub enhance the guest experience and event appeal.
- Planned swim-up pool bar remains a future concept and is not included as an existing improvement.




Owner Insight

The property's value is created through the interaction of its operating businesses. Marina guests support restaurant activity, lodging drives repeat visitation, RV guests generate recurring revenue, and each business line strengthens the overall operation.

Historical Operating Performance

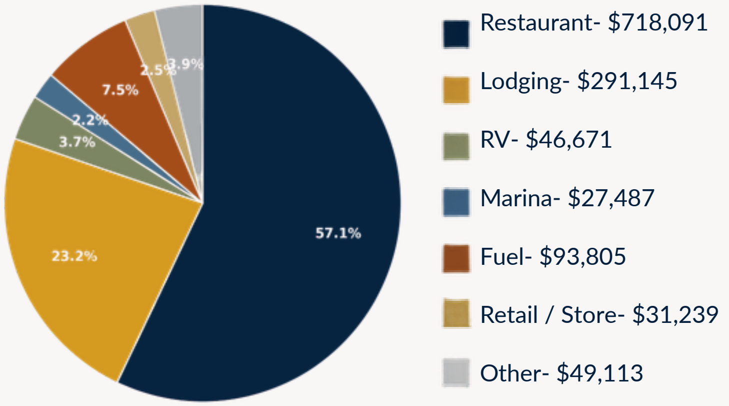
Lazy Dayz Resort generates revenue through an integrated hospitality platform centered around its waterfront restaurant, guest accommodations and complementary marina operations.

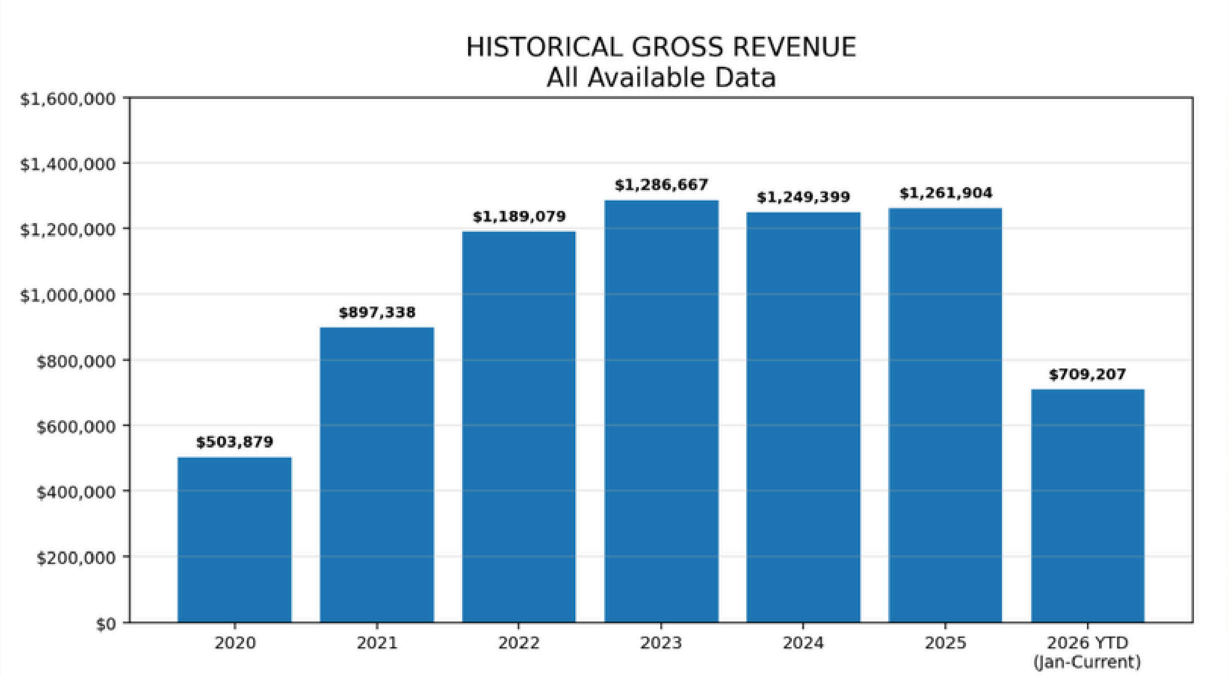
While restaurant and lodging represent the largest revenue contributors, additional income from fuel, RV sites, marina services, retail operations and other guest amenities expands customer spending opportunities and supports the overall guest experience.

The chart illustrates the property's historical gross revenue performance and the composition of revenue across its operating business lines.

REVENUE COMPOSITION

All Available Data

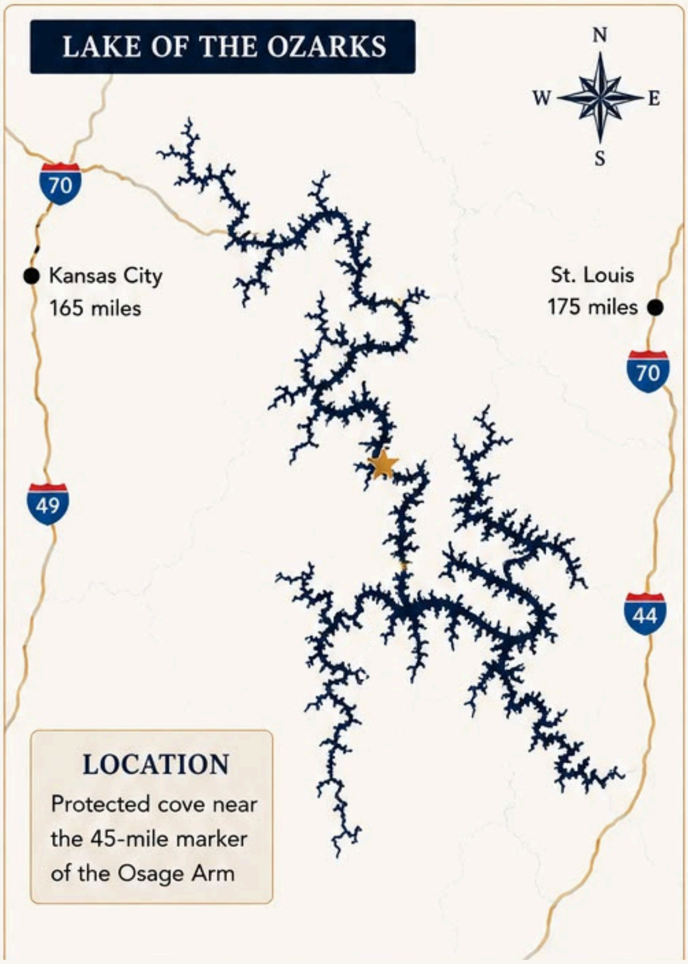




OWNER INSIGHT

No single business line drives the property's performance. Revenue is generated through multiple complementary operations that support one another and create a more resilient hospitality business.

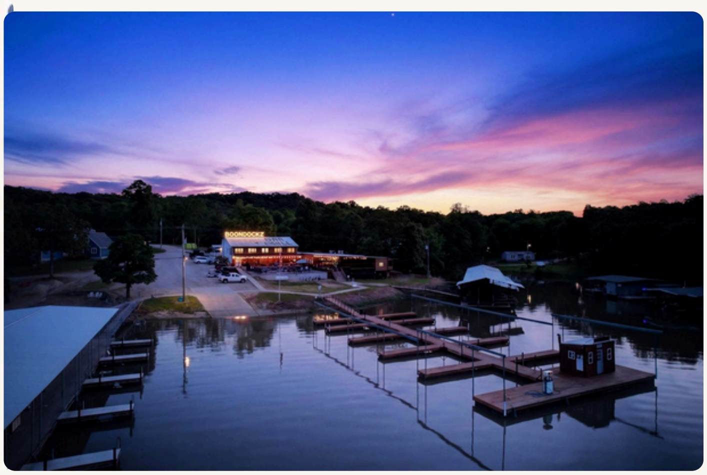
Market and Location



Located near the 45-mile marker of the Lake of the Ozarks, Lazy Dayz benefits from a protected cove, established tourism demand and a diversified customer base. Its waterfront location attracts overnight guests, boaters, RV travelers, restaurant patrons and local residents throughout the operating season.

Regional Market Highlights

- Lake of the Ozarks: approximately 55,000 surface acres and more than 1,150 miles of shoreline.
- Approximately 175 miles from St. Louis and 165 miles from Kansas City.
- Tourism-related revenue across Camden, Miller and Morgan counties increased from approximately $325,956,975 in 2021 to $412,522,086 in 2024.
- Tourism-related employment increased from 5,152 in 2021 to 6,103 in 2024.
- Regional tourism demand continues to demonstrate long-term growth trends.



The Lake of the Ozarks continues to demonstrate long-term tourism demand supported by increasing visitor spending, employment growth and year-round recreational activity. Lazy Dayz Resort benefits from its waterfront location within one of the Midwest's most established hospitality markets.

Financial Performance & Operational Momentum

Established Operations. Improving Performance. Future Opportunity.

Historical operating performance demonstrates an established business, while current operating reports indicate improving operational efficiency and strengthening financial performance.

1 RESORT OPERATING SNAPSHOT

8 GUEST CABINS	**43** RV SITES	**26** COVERED BOAT SLIPS	**~300** RESTAURANT SEATS
9 EMPLOYEE HOMES	RETAIL STORE	FUEL DOCK	POOL & HOT TUBS

The resort combines multiple operating businesses within a single waterfront destination, creating diversified guest experiences and multiple opportunities for revenue generation.

2 2026 OPERATING PERFORMANCE

JANUARY 1 – JULY 10

METRIC	2025	2026	CHANGE
Gross Revenue	$649,421	$686,704	+5.7%
Gross Profit	$424,348	$442,292	+4.2%
Operating Income	-$49,150	+$27,755	+$76,905

Current operating reports indicate continued improvement in revenue, gross profit and operating efficiency compared with the same period in 2025, reflecting the transition from a capital improvement phase to stabilized operations.

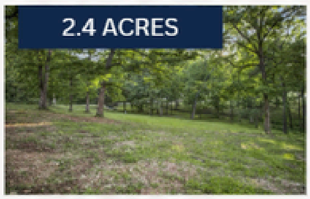
3 EXPANSION OPPORTUNITY – 15.66 ACRES AVAILABLE

12 ACRES

WOODED ACREAGE

- Future cabins
- Future RV sites
- Future hospitality uses

2.4 ACRES



PARK-LIKE SETTING

- Lake access
- Expansion opportunity
- Event or amenity uses

1.2 ACRES

CURRENTLY TRAILER PARKING

- Future redevelopment
- Additional lodging or amenity potential

15.66 ACRES AVAILABLE FOR FUTURE DEVELOPMENT

Ownership has identified approximately 15.66 acres available for future development, providing multiple options for expanding lodging, RV accommodations, event facilities or complementary hospitality uses.

4 Capital Improvements Completed

During the current ownership period, substantial capital has been invested throughout the property, including:

- Guest accommodations
- Restaurant improvements
- Marina infrastructure
- Resort amenities
- Property-wide upgrades and renovations

As redevelopment transitions into stabilized operations, financial performance continues to strengthen.

Why This Opportunity Exists

Current ownership focused significant resources on restoring and improving the property rather than maximizing short-term operating returns.

Many major capital projects have now been completed, allowing the next owner to focus on operational optimization, revenue growth and future expansion rather than large-scale redevelopment.

DUE DILIGENCE

Complete historical financial statements, monthly operating reports, occupancy reports, and supporting documentation are available to qualified purchasers following execution of Confidentiality Agreement (CA)

Six Years of Strategic Reinvestment

A Long-Term Investment Strategy Focused on Asset Improvement

OWNERSHIP STRATEGY

Current ownership prioritized restoring and repositioning the resort through significant capital investment, with a long-term focus on strengthening the asset rather than maximizing short-term operating profit.

Over six years, ownership invested extensively in guest accommodations, marina infrastructure, restaurant renovations, utilities, amenities and property-wide improvements designed to strengthen the resort's long-term value.

With many major improvements now complete, current operations are increasingly focused on revenue growth, operational efficiency and profitability.

MAJOR IMPROVEMENTS

- Guest accommodations renovated
- Waterfront restaurant & commercial kitchen remodeled
- Pool, hot tubs & guest amenities completed
- Marina and dock improvements
- Utilities and infrastructure upgraded
- Grounds, roads and common areas improved
- Retail store and support facilities updated
- Reservation systems, branding and operational improvements

OWNERSHIP CONTEXT

During the current ownership period, substantial capital was invested throughout the resort to restore, modernize and strengthen the property. As a result, historical operating statements reflect a business undergoing significant reinvestment while continuing to operate. Many of those capital projects are now complete, allowing future ownership to focus on optimizing operations and expanding revenue.

Investment Opportunity Summary

Lazy Dayz Resort offers the rare combination of an established operating business, valuable waterfront real estate, diversified revenue streams and meaningful expansion potential. Years of capital improvements have positioned the property for its next phase of growth under new ownership.

THIS IS MORE THAN A RESORT-

It's an established business built for its next phase of growth.

KEY INVESTMENT HIGHLIGHTS

- Established operating waterfront resort
- Diversified revenue from lodging, restaurant, marina, RV, fuel & retail
- 30.46 total acres with 15.66 acres for future development
- Approximately 1,013 feet of Lake of the Ozarks shoreline
- Significant capital improvements completed over six years
- Existing reservations and bookings transfer at closing
- Transition assistance available from ownership
- Independent MAI appraisal completed supporting the property's underlying real estate value

PRESENTED BY

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Lake of Ozarks, Missouri

An independent MAI appraisal has been completed. The appraisal is available to qualified purchasers during due diligence following execution of a Confidentiality Agreement.

Private Tours Available by Appointment
Confidential information and full due diligence materials are available to qualified buyers following execution of a Confidentiality Agreement.