



EXCLUSIVE OFFERING

# 33 Cuomos Cove Road

Windham, New York 12496

Turnkey Luxury Short-Term Rental | 5 Units | 8 Bedrooms | 7 Bathrooms

**\$335,000**

Gross Annual Revenue

**\$225,000**

Net Operating Income

**5,060 SF**

Total Living Area



# Property Overview

Rare opportunity to acquire a fully renovated, income-producing luxury short-term rental property in the heart of the Catskill Mountains. Located at 33 Cuomos Cove Road in Windham, New York, this five-unit boutique property sits on 2.7 acres in Greene County and delivers proven, institutional-quality cash flow in one of the Northeast's premier four-season resort markets.

The building underwent a complete gut renovation in 2023, transforming it into a modern, design-forward hospitality asset with premium finishes throughout. Each of the five distinctively named suites—the Jefferson, Hamilton, Washington, Franklin, and Madison—offers a curated guest experience that commands top-of-market nightly rates and drives repeat bookings year-round.

All the units in the building can also be connected via an internal hallway, currently used by staff, to create a single massive chalet for group bookings.

## Key Property Facts

<b>Address</b>	33 Cuomos Cove Road, Windham, NY 12496
<b>County</b>	Greene County
<b>Lot Size</b>	2.7 Acres
<b>Building Size</b>	5,060 Square Feet
<b>Year Built</b>	1986
<b>Year Renovated</b>	2023 (Complete Gut Renovation)
<b>Units</b>	5 Suites (8 Bedrooms / 7 Bathrooms)
<b>Configuration</b>	Individual suites or full-building chalet

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# Financial Highlights

Stabilized Income Performance

**\$335,000**

Gross Annual Revenue

**\$110,000**

Operating Expenses

**\$225,000**

Net Operating Income

The property generates approximately \$335,000 in gross annual revenue with roughly \$110,000 in total operating expenses, producing a net operating income of approximately \$225,000. With a proven operating history and strong demand fundamentals driven by proximity to Windham Mountain Resort, this asset offers an attractive yield profile for investors seeking passive, cash-flowing hospitality real estate.

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## Investment Thesis

This property represents a compelling acquisition for an investor or operator seeking a stabilized, cash-flowing hospitality asset with immediate income and potential for further optimization. The 2023 gut renovation eliminates near-term capital expenditure risk, while the diversified five-unit configuration provides income resilience and operational flexibility. The property's strong revenue performance validates its premium market positioning, and an experienced operator may identify additional upside through ancillary revenue streams not currently offered and further upgrades.

- **Stabilized Revenue** — Proven \$335K+ gross annual revenue with strong repeat booking performance
- **Low CapEx Risk** — Complete 2023 gut renovation with modern systems and premium finishes
- **Diversified Income** — Five independently bookable units capturing multiple guest segments
- **Premier Location** — Less than 2.5 hours from NYC in a top Catskills resort market
- **Upside Potential** — Opportunities for ancillary revenue streams and rate optimization

# Unit Mix & Configuration

5 Individually Appointed Suites | 5,060 Total Square Feet

SUITE	BEDROOMS / BATHS	KITCHEN	OUTDOOR AMENITIES	RATE TIER
<b>The Franklin</b>	2 BR / 2 BA	Full Kitchen	Private Deck + Hot Tub	\$\$\$
<b>The Washington</b>	2 BR / 2 BA	—	Private Deck + Hot Tub	\$\$\$
<b>The Jefferson</b>	1 BR / 1 BA	Full Kitchen	Private Deck + Hot Tub	\$\$
<b>The Madison</b>	1 BR / 1 BA	Full Kitchen	Private Deck + Hot Tub	\$\$
<b>The Hamilton</b>	Studio (2 Beds)	—	—	\$

Four of the five suites feature full kitchens and private decks with hot tubs.



**The Franklin**



**The Washington**



**The Jefferson**

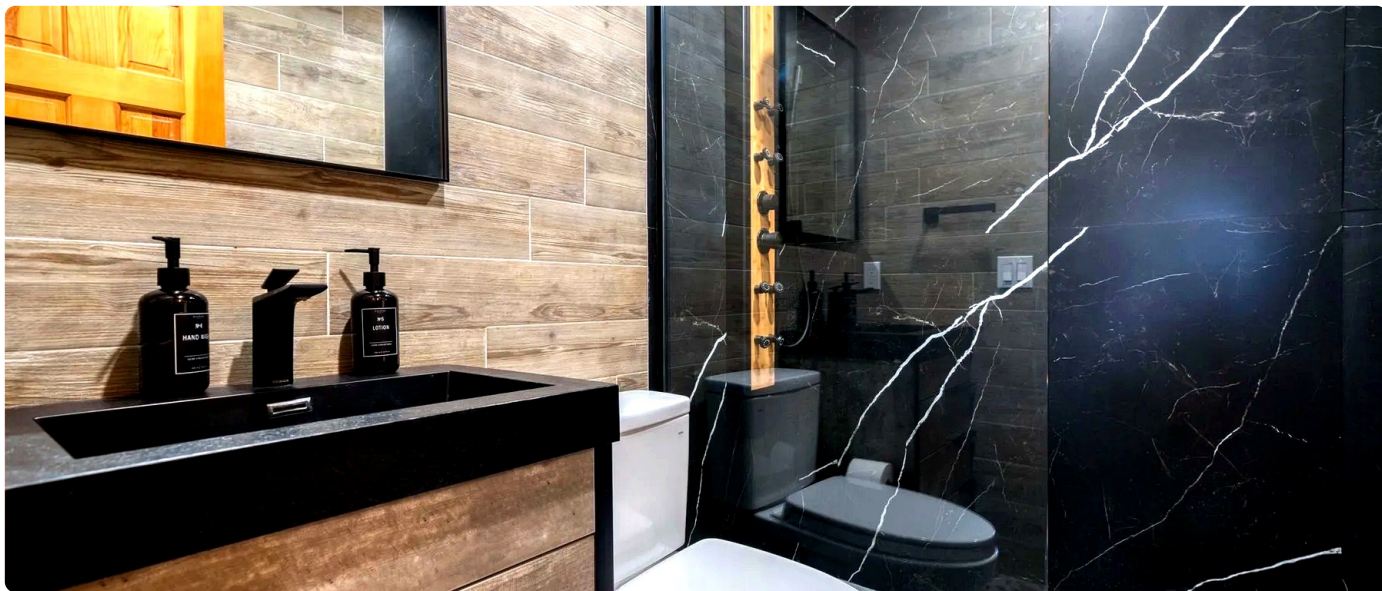


**The Madison**

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# Design & Amenities

Premium Finishes Throughout



*Designer bathrooms with black marble, rain showers, and modern wood-tone vanities*



*Hot tub with Catskill Mountain views*



*Exterior with multi-level decking*

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## Location & Market

Windham, New York is a premier four-season destination located less than 2.5 hours from New York City, offering direct access to Windham Mountain Resort for skiing, mountain biking, and year-round recreation. The region has experienced significant growth in short-term rental demand, driven by the post-pandemic shift toward experiential travel and nature-based getaways. Greene County's tourism economy continues to expand, creating favorable tailwinds for well-positioned hospitality assets.

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# Site Overview

2.7-Acre Estate Setting in the Catskill Mountains



*Aerial view of the 2.7-acre property with gazebo, private driveway, and wooded surroundings*

- **2.7 Acres**  
Expansive lot with mature landscaping and private wooded setting
- **Multi-Level Decks**  
Wrap-around decking with mountain views and hot tubs
- **Proximity**  
Minutes to Windham Mountain Resort and local dining
- **Gazebo**  
Large octagonal gazebo ideal for events and outdoor gatherings
- **Private Driveway**  
Circular drive with ample parking for all units

FOR INQUIRIES

# Schedule a Private Showing

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