



58 Tiffany Road

Republic, Washington 99166

Property Features

- Lot Size: 4.2 Acres
- 1,440 Feet of Frontage on Curlew Lake
- 3 Bed/2 Bath House
- 14 Full Hookup RV Sites
- 19 Waterfront Cabins with Kitchen Facilities, Bathrooms & Fully Furnished, Including Bedding
- Ample Parking
- Built in 1939
- 13 Septic Tanks
- Well Water
- Owners are Willing to Carry Paper



Sale Price: \$1,600,000

James S. Black III, CCIM

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For Sale

Tiffany's Resort On Curlew Lake

Financial Information

● Scheduled Gross Income:		\$ 335,814.00
● COGS		\$ 15,334.00
● Gross Operating Income:		\$ 320,480.00
● Expenses:		
● Property Taxes & Licenses	\$ 37,560.00	
● Insurance	\$ 16,623.00	
● Utilities	\$ 25,724.00	
● Repairs/Maintenance	\$ 12,177.00	
● Advertising	\$ 1,469.00	
● Miscellaneous	\$ 4,778.00	
● Supplies	\$ 1,871.00	
● Office & Legal	\$ 1,349.00	
● Wages	\$ 9,674.00	
Total Expenses:		\$ 111,225.00
Net Operating Income:		\$ 209,225.00
Sale Price:		\$1,600,000.00
Capitalization Rate:		13.08%

All Information is believed to be accurate; however, it is the responsibility of the Buyer to verify all information prior to purchase.



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Each 2-bedroom cabin has 2 queen beds, its own fireplace, kitchen, & bathroom with shower. The cabins are fully furnished, including bedding.



Each studio cabin has a queen bed, its own kitchen, & a bathroom with shower. The cabins are fully furnished, including bedding.



The deluxe, 3-bedroom, 2-story cabin has its own kitchen & bathroom with shower. The cabin includes 3 queen beds & a hide-a-bed, & is fully furnished, including bedding.



<http://www.tiffanysresort.com>

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