

2014 gross revenues from operations were \$536,000, or an 11% increase from 2013 gross revenues. 2015 revenues are expected to improve, based on existing reservations as of May 1.

The current owners have not ever promoted Wallowa Lake Lodge for events such as weddings, reunions, or as a conference center, all of which would provide expanded business opportunity for a new owner/operator.

Acquisition of the historic Wallowa Lake Lodge property and its turn-key resort operation provides a new owner with a number of options that include:

- Expand lodge facility and operations capacity with additional rooms and cabins, in order to accommodate private and public events, and conferences
- Reuse of the lodge as a public, or private, school for hotel and resort year-round education, in affiliation with an existing hospitality program

- Development of private cabins and condominiums to be used as part of resort operations

An additional option is to acquire the property and obtain significant value from a conservation easement through a sale, or donation, which would restrict additional development that is allowed under the existing Resort Commercial Recreation zoning.

**Wallowa Lake Lodge  
2014 Revenue\* by Month by Type**

Month	Lodge Room Rental	Cabin Rental	Alcohol Sales	Dinner Sales	Breakfast Sales	Total
Jan		\$ 2,850				\$ 2,850
Feb		\$ 1,625				\$ 1,625
Mar		\$ 4,510				\$ 4,510
Apr		\$ 2,380				\$ 2,380
May	\$ 8,088	\$ 9,790	\$ 670	\$ 3,194	\$ 1,275	\$ 23,017
Jun	\$ 41,216	\$ 15,895	\$ 1,595	\$ 7,466	\$ 5,503	\$ 71,675
Jul	\$ 72,488	\$ 37,102	\$ 2,838	\$ 12,869	\$ 9,777	\$ 135,074
Aug	\$ 69,821	\$ 34,775	\$ 3,626	\$ 17,732	\$ 13,652	\$ 139,606
Sep	\$ 47,514	\$ 19,710	\$ 4,580	\$ 15,723	\$ 9,703	\$ 97,230
Oct	\$ 15,616	\$ 10,550	\$ 1,324	\$ 8,316	\$ 3,866	\$ 39,672
Nov		\$ 1,445		\$ 2,460		\$ 3,905
Dec	\$ 160	\$ 2,230	\$ 664	\$ 1,544	\$ 72	\$ 4,670
<b>TOTALS</b>	<b>\$ 254,903</b>	<b>\$ 142,862</b>	<b>\$ 15,297</b>	<b>\$ 69,304</b>	<b>\$ 43,848</b>	<b>\$ 526,214</b>

\*Rounded - excludes misc. income

**Wallowa Lake Lodge  
2014 Revenue Summary by type - Total \$535,000**

