



- Zoning ordinance and land use code
- Conceptual development plans prepared by Van Lom Group Architects on behalf of the seller
- Additional site photos of lodge, cabins, and property
- Preliminary title report
- Bid Information:
 - Bid instruction and bid form
 - Buyer acknowledgement
 - Purchase and sale agreement
 - Agency disclosure form
 - Broker cooperation form



2014 Resort Operations

2014 revenue at Wallowa Lake Lodge was \$535,803, which is an 11% increase from 2013 revenue. 2014 net income from resort operations was 9%. Please see Supplemental Information Package for 2011 -- 2014 financial reports.

Lodge room rentals, and cabin rentals, during the period of mid-May to mid-October, was a total of \$382,545, or 75% of total revenue. 2015 lodge room rates are from \$99 to \$180 per night, and cabin rentals range from \$160 to \$255. Detail rates, by room and by cabin, are provided in the Supplemental Information Package. The average daily room rate at the lodge was \$140, and the average daily room rate for a cabin was \$220. Estimated occupancy during this period is 52% for the lodge and 46% for the cabins.



An additional \$128,200 in revenue was from food and alcohol sales. Alcohol was limited to beer and wine, only.

62% of all food sales were from dinners, and the balance from breakfasts. Lunch is not offered by the lodge dining room.

Over 97% of all Wallowa Lake Lodge Resort revenue is generated during the period the lodge is open, which is mid-May to mid-October, with 70% of total revenue occurring from July through September.