

170 ROOM HOTEL (TO BE DEVELOPED)

OFFERING MEMORANDUM



Destination Resort Hotel Development

4134 HIGHWAY 86
Ridgedale MO 65739

Destination Resort Hotel Development

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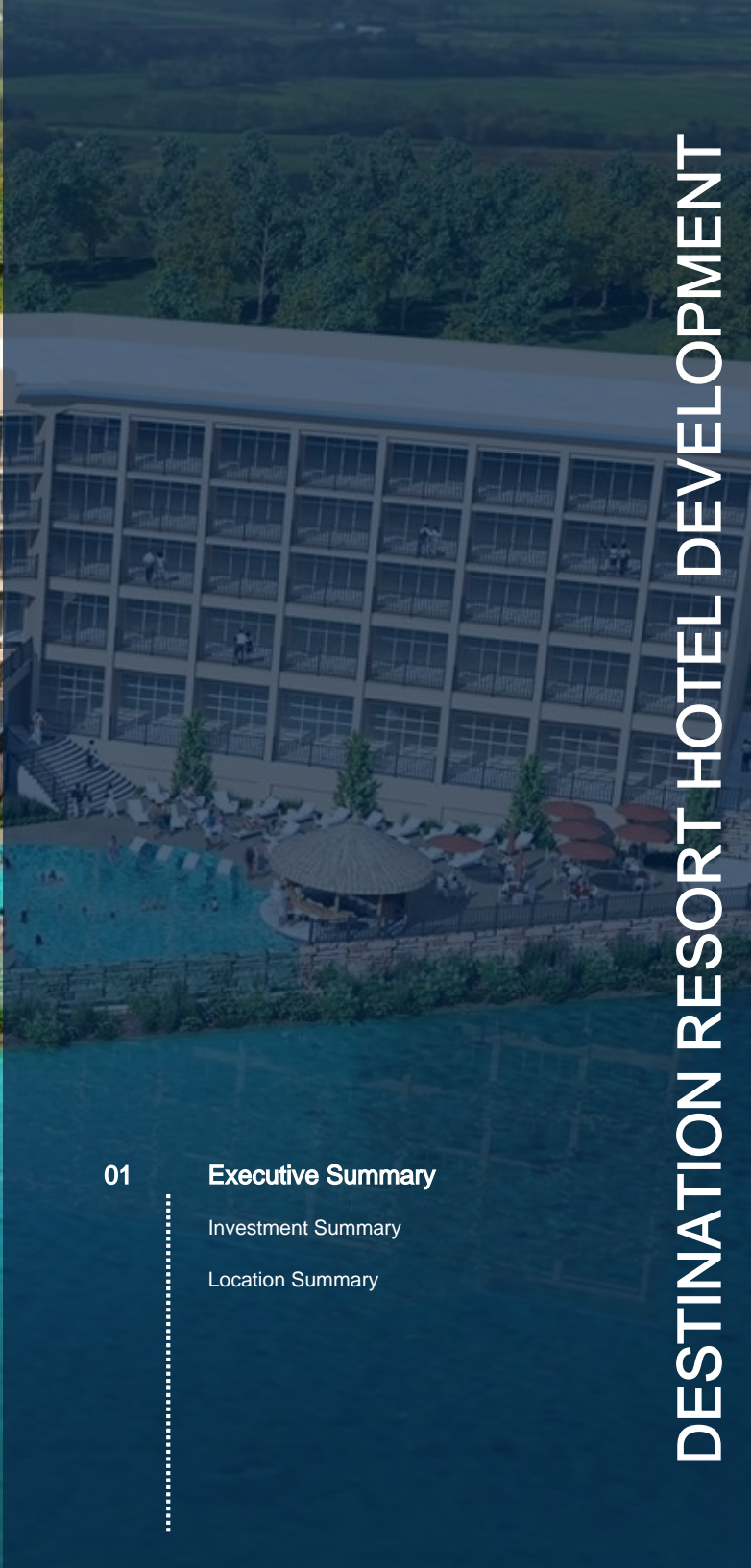
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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	4134 HIGHWAY 86 Ridgedale MO 65739
COUNTY	Taney
BUILDING SF	143,693 SF
NO. OF STORIES	5
TOTAL ROOMS	170
LAND SF	108,464 SF
LAND ACRES	2
MEETING SPACE	5,750 SF
APN	19-5.0-15-002-001-003.000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$7,800,000
PRICE PER KEY	\$45,882
PRICE PSF	\$52.28

INVESTMENT OVERVIEW

- The proposed subject hotel has the ability to be operated under a private flag hotel, or under a franchise agreement with either Marriott International, Inc., as a Tribute Portfolio Hotel, or as a Hilton Tapestry Hotel.
- The subject site measures approximately 2.49 acres, or 108,464 square feet. The proposed hotel structure shall be 143,693 square feet, totaling 170 guest rooms.
- The subject site is located on the western bank of Table Rock Lake, directly north of State Highway 86 and west of the bridge crossing Table Rock Lake. This site is in the city of Ridgedale, Missouri and is located directly north across the highway from the D'Monaco Luxury Resort Hotel.



AMENITIES & SERVICES

- Outdoor Swimming Pools
Outdoor Whirlpool
Outdoor Kids' Pool
Fitness Room
Business Center
Lakefront Boat Dock
Outdoor Stage
Game Room
Market Pantry
Guest Laundry Room
Sport/Game Courts
Spa-Treatment Room(s)
Two Fire Pits
Movie Room
Sundeck

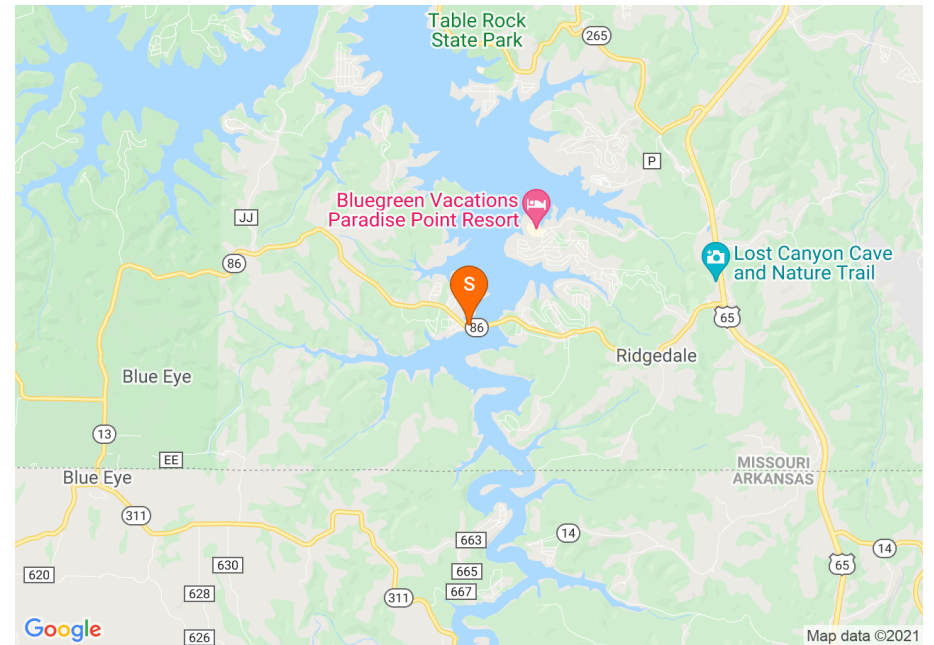
INFRASTRUCTURE

- Parking Spaces
Elevators
181
2 Guest, 2 Service
Sprinklers
Smoke Detectors
Steel Reinforced Concrete
Life-Safety Systems
Construction Details

Location Overview

- The subject property is located in Taney County, Missouri in the Tri-Lakes area in Southwest Missouri in the heart of what is known as the Ozarks Region on MO State Route 86. It enjoys easy access to Branson, MO via State Route 86/US Highway 65. Branson is the largest economic influence in the Tri-Lakes Area.
- It is served by several highways including U.S. Highways 65 and 160 and State Routes 76, 165, 265, and 248. The presence of adequate highway transportation facilities in association with the man-made and natural scenic attractions give a strong economic base for the region.
- The growth of the towns of Branson and Kimberling City and the importance of Taney and southern Stone Counties to the tourism industry is due in large part to the construction of U.S. 65 over Lake Taneycomo at Branson and of the Highway 13 Bridge over Table Rock Lake at Kimberling City.
- Branson, Kimberling City, Hollister, Reed Spring, and Forsyth are located in the White River Basin in the center of what is often referred to as the Tri-Lakes Recreational Area covered by Stone and Taney Counties located along the southern border of Missouri in the western portion of the Ozarks.
- This area is commonly defined as the area dominated by a series of lakes on the White River formed by a series of dams. These lakes include Lake Taneycomo, Table Rock Lake, and the upper part of Bull Shoals Lake in Taney and Stone Counties.

Regional Map



Locator Map



Tourism

- The central feature of the Branson and Tri-Lakes Area is its economic base which is dominated by tourism. The presence of several geological features, including the lakes, and the development of several attractions has made the area a popular destination with a pattern of steady growth over a period of decades. Although this industry is centered around Branson and the north side of Table Rock Lake, it affects the entire area. The tourism industry is of a size that it dominates the entire community, including government, society, population, and employment. Any description of this area must start with a discussion of the tourism industry.
- Area visitation is estimated between three million and six million annually, depending upon the source of the information. The local chamber and the city government claim there are around six million visitors per year to the Branson and Tri-Lakes area and that that number should grow to over ten million within a few years. Other private studies suggest that the number of visitors is actually closer to three million per year. Although this area enjoys a national reputation, it actually serves a large regional market and totals less than one percent of the total American tourism market.

POPULATION GROWTH

- Population growth over the past few decades has been at an accelerated rate in comparison to the preceding two decades and also the rest of the State of Missouri. The Taney and Stone County areas are historically among the fastest growing regions of the state with $\pm 62\%$ and $\pm 56\%$ increases, respectively, in population between 1990 and 2000.
- From 2000 to 2017, populations have grown an additional $\pm 37\%$ in Taney County and $\pm 2.5\%$ in Stone County. Population projections indicate that populations of both areas should continue to increase over the next two decades at a rate greater than the State of Missouri.



TOURISM GROWTH

- The central feature of the Branson and Tri-Lakes Area is its economic base which is dominated by tourism. The presence of several geological features, including the lakes, and the development of several attractions has made the area a popular destination with a pattern of steady growth over a period of decades. Although this industry is centered around Branson and the north side of Table Rock Lake, it affects the entire area. The tourism industry is of a size that it dominates the entire community, including government, society, population, and employment. Any description of this area must start with a discussion of the tourism industry.
- The growth of the tourism industry is confined primarily to west central Taney County and southeast Stone County. The most intense development of the strip is centered around the intersections of Highway 76 with the roads leading to the lake bridges. Although explosive growth has migrated westward from the Highway 76-U.S. Highway 65 interchange, such growth in the vicinity of the Highway 76-Highway 13 intersection appear to be migrating south.
- Missouri Highway 76, which is the only continuous highway connecting the two towns and the recreation areas of the two lakes, is heavily developed with a complex of motels, restaurants, shopping malls, go-cart tracks, country music shows, and other tourism-related businesses and is referred to locally as the "Branson Strip."
- \$80 million streetscape / promenade investment in Entertainment District underway ("Spirit of 76" project)
Visitation Passes 9 Million (+530,000 Over 2016)
Record Tax Receipts (9.1% Increase Over 2016)
Theaters + 15.5%
Amusements + 10.9%
Lodging + 5.3%
Restaurants +4.2%
\$300+ million in new investments underway
\$80 million streetscape / promenade investment in Entertainment District underway (Spirit of 76 projects)

BRANSON

- Branson is a popular Midwest tourist destination that attracts over 9 million visitors annually. \$300+ million new investments underway.
- Trip Advisor ranks as 18th best U.S. Vacation destination and #1 Value destination. Expanded air service to Branson Airport expected to expand. Non-stop service to Branson Airport from Denver, Houston, Austin, Chicago, and New Orleans started Spring 2017.
- Retail sales in the Branson area continue to grow at a rate of 3.2% per year, and approximately 90% of the area visitors drive to Branson.
- As mentioned earlier, Branson is the largest economic influence in the Tri-Lakes Area. It is served by several highways including U.S. Highways 65 and 160 and State Routes 76, 165, 265, and 248. The presence of adequate highway transportation facilities in association with the man-made and natural scenic attractions give a strong economic base for the region. The growth of the towns of Branson and Kimberling City and the importance of Taney and southern Stone Counties to the tourism industry is due in large part to the construction of U.S. 65 over Lake Taneycomo at Branson and of the Highway 13 Bridge over Table Rock Lake at Kimberling City.
- 10 month-tourism season:
Spring/Summer dominated by families
Fall/holiday dominated by adults and retirees; nationally known for Veteran's Day celebration
Convention Center averages 200+ annual events and drew record 75,000 visitors in 2016.



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

PROPOSED IMPROVEMENTS

TOTAL ROOMS	170
BUILDING SF	143,693
LAND SF	108,464
NO. OF STORIES	5
LAND ACRES	2.49
MEETING SPACE	5,750 SF
PARKING SPACES	181

GUEST ROOM OVERVIEW

QUEEN/QUEEN	109
KING	37
HOSPITALITY SUITES	20
KID SUITES	4

MEETING & BANQUET FACILITIES

BALLROOM	5,000 SF
BOARDROOM	750 SF

AMENITIES

FOOD AND BEVERAGE	Restaurant, a lounge, a café, a poolside tiki bar and grill
POOLS	Two outdoor pools, an outdoor whirlpool, an outdoor children's pool,
ADDITIONAL FACILITIES	Fitness room, a business center, a boat dock, an outdoor stage, a game room, a market pantry, a guest laundry room, sport/game



Table Rock

Table Rock State Park

TRIBUTE PORTFOLIO RESORT

4134 STATE HWY 86
RIDGEDALE, MO

D'MONACO LUXURY RESORT

4125 HIGHWAY 86
RIDGEDALE, MO





Development Project Aerial



Development w/ Docks



Project Looking Northwest



Project Close Up



03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	586	1,930	4,351
2010 Population	656	2,212	5,017
2021 Population	709	2,385	5,413
2026 Population	740	2,487	5,632
2021 African American	6	20	43
2021 American Indian	7	21	43
2021 Asian	6	20	45
2021 Hispanic	18	61	148
2021 Other Race	1	5	20
2021 White	681	2,289	5,170
2021 Multiracial	9	31	88
2021-2026: Population: Growth Rate	4.30 %	4.20 %	4.00 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	28	104	230
\$15,000-\$24,999	33	102	242
\$25,000-\$34,999	35	115	323
\$35,000-\$49,999	66	218	454
\$50,000-\$74,999	57	192	440
\$75,000-\$99,999	29	100	237
\$100,000-\$149,999	46	133	273
\$150,000-\$199,999	11	37	71
\$200,000 or greater	24	90	177
Median HH Income	\$50,738	\$50,565	\$48,845
Average HH Income	\$80,782	\$82,484	\$77,629

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	266	1,122	2,450
2010 Total Households	302	1,003	2,240
2021 Total Households	329	1,090	2,447
2026 Total Households	344	1,139	2,556
2021 Average Household Size	2.15	2.19	2.08
2000 Owner Occupied Housing	212	676	1,472
2000 Renter Occupied Housing	51	166	407
2021 Owner Occupied Housing	273	904	1,971
2021 Renter Occupied Housing	56	186	476
2021 Vacant Housing	119	1,056	1,841
2021 Total Housing	448	2,146	4,288
2026 Owner Occupied Housing	287	950	2,072
2026 Renter Occupied Housing	57	189	484
2026 Vacant Housing	132	1,135	1,989
2026 Total Housing	476	2,274	4,545
2021-2026: Households: Growth Rate	4.50 %	4.40 %	4.40 %



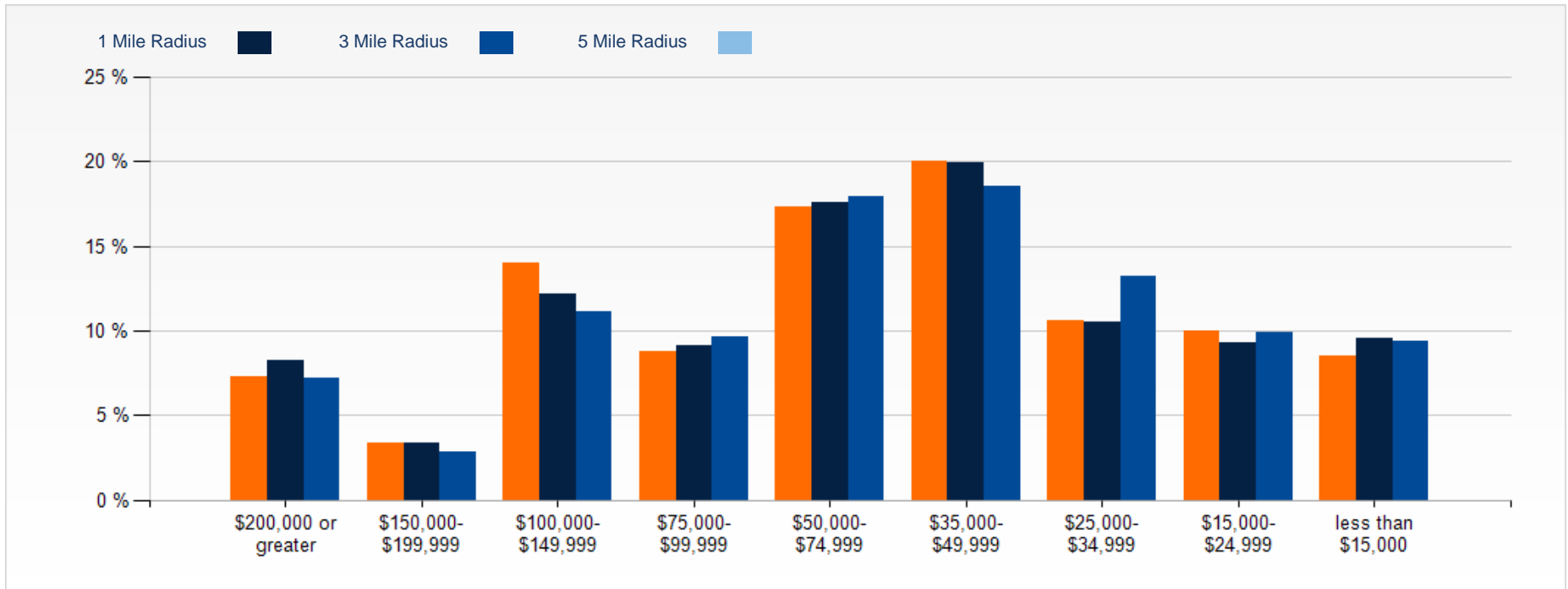
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	28	95	237
2021 Population Age 35-39	31	101	226
2021 Population Age 40-44	33	109	236
2021 Population Age 45-49	34	119	257
2021 Population Age 50-54	43	142	294
2021 Population Age 55-59	67	218	442
2021 Population Age 60-64	83	267	518
2021 Population Age 65-69	82	273	551
2021 Population Age 70-74	78	270	546
2021 Population Age 75-79	46	166	363
2021 Population Age 80-84	26	98	226
2021 Population Age 85+	19	64	145
2021 Population Age 18+	615	2,077	4,716
2021 Median Age	59	59	56

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,000	\$50,784	\$52,692
Average Household Income 25-34	\$76,951	\$76,811	\$77,131
Median Household Income 35-44	\$54,934	\$58,098	\$58,628
Average Household Income 35-44	\$83,461	\$85,076	\$85,122
Median Household Income 45-54	\$66,820	\$65,708	\$60,871
Average Household Income 45-54	\$118,094	\$117,960	\$103,345
Median Household Income 55-64	\$54,671	\$53,866	\$52,061
Average Household Income 55-64	\$83,339	\$88,699	\$85,377
Median Household Income 65-74	\$50,864	\$51,554	\$49,339
Average Household Income 65-74	\$78,706	\$81,268	\$76,844
Average Household Income 75+	\$56,662	\$57,250	\$55,136

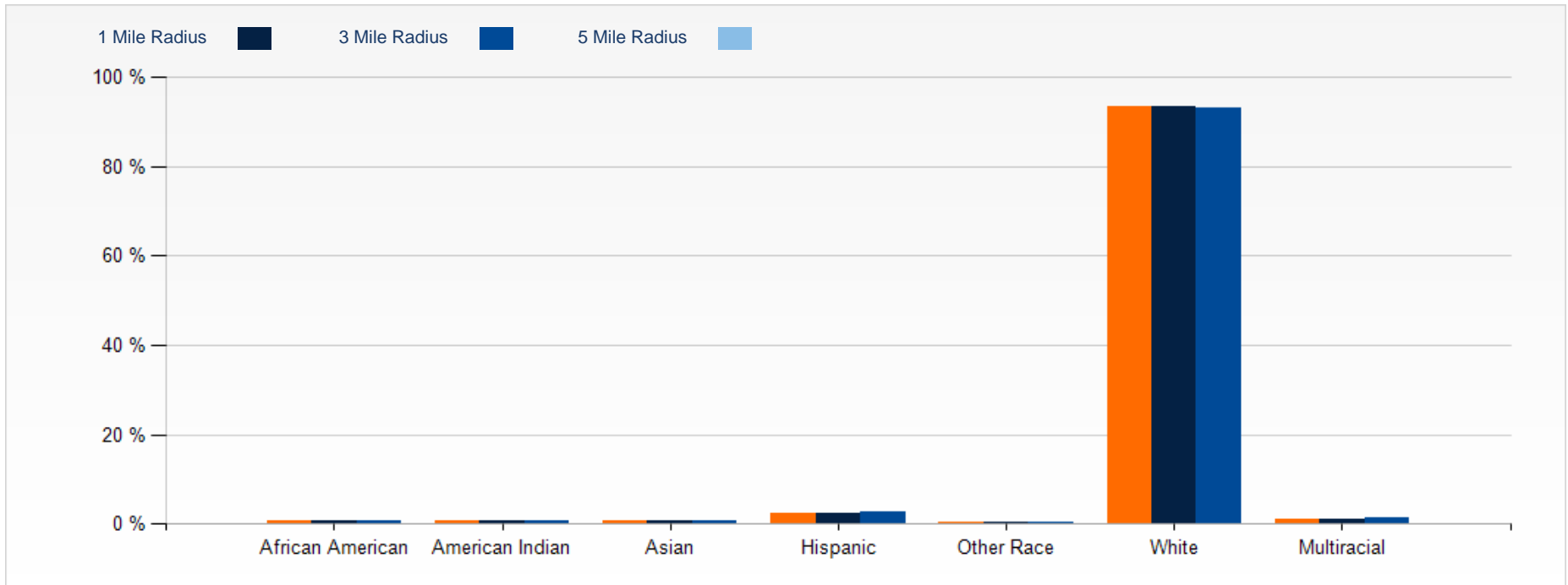
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	30	96	223
2026 Population Age 35-39	34	113	276
2026 Population Age 40-44	36	116	258
2026 Population Age 45-49	37	124	270
2026 Population Age 50-54	41	142	301
2026 Population Age 55-59	60	192	379
2026 Population Age 60-64	82	265	527
2026 Population Age 65-69	83	277	558
2026 Population Age 70-74	86	282	557
2026 Population Age 75-79	61	220	461
2026 Population Age 80-84	31	116	267
2026 Population Age 85+	22	80	189
2026 Population Age 18+	643	2,168	4,902
2026 Median Age	60	60	57

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,451	\$53,674	\$57,317
Average Household Income 25-34	\$83,546	\$84,462	\$83,654
Median Household Income 35-44	\$57,985	\$64,566	\$65,151
Average Household Income 35-44	\$93,962	\$97,053	\$97,356
Median Household Income 45-54	\$77,513	\$74,295	\$66,438
Average Household Income 45-54	\$131,856	\$133,319	\$116,118
Median Household Income 55-64	\$67,082	\$65,103	\$59,951
Average Household Income 55-64	\$96,366	\$103,240	\$98,164
Median Household Income 65-74	\$56,309	\$56,401	\$53,373
Average Household Income 65-74	\$90,556	\$93,799	\$88,126
Average Household Income 75+	\$63,338	\$63,822	\$61,047

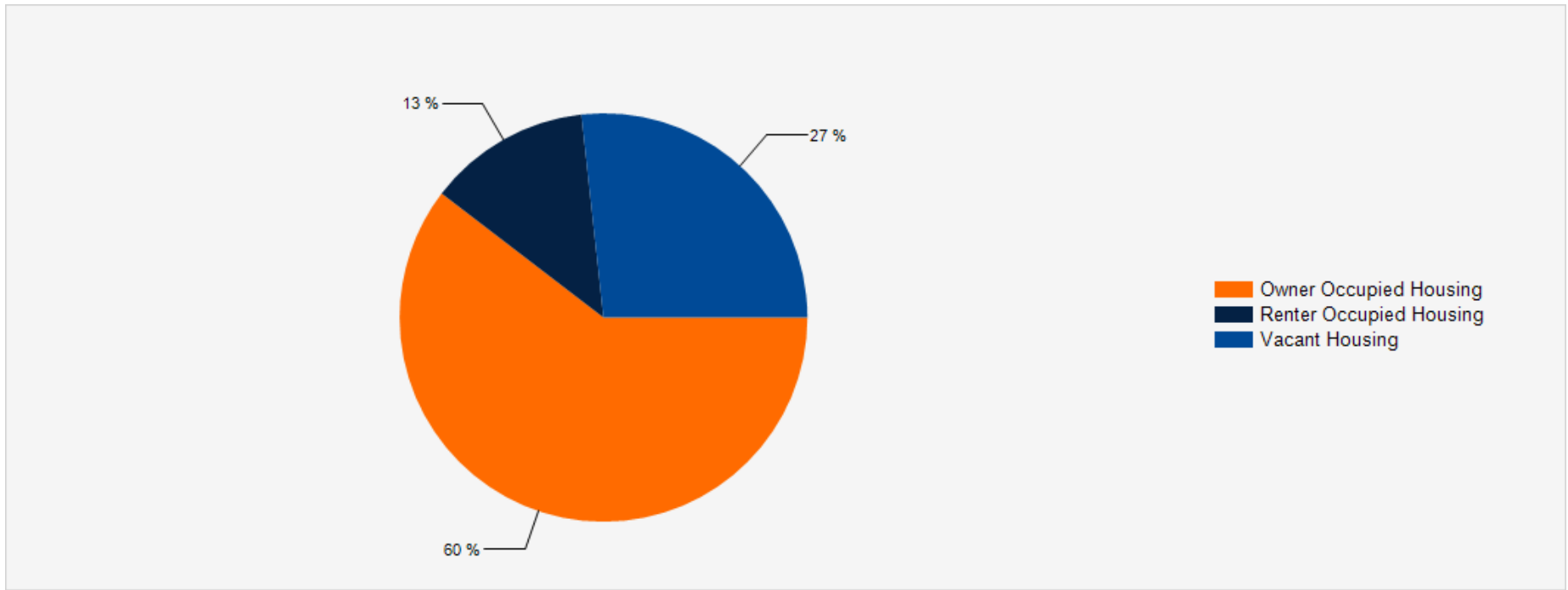
2021 Household Income



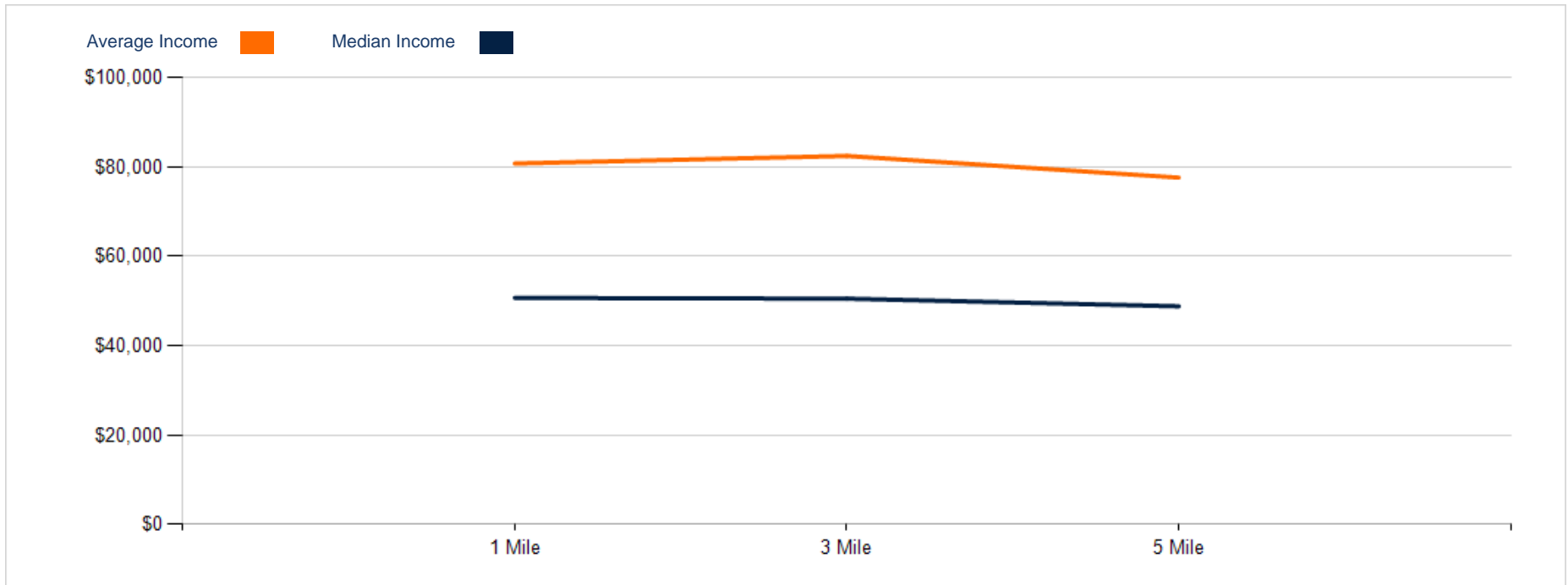
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Destination Resort Hotel Development

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