



# UNIQUE AND SUCCESSFUL "ROMANTIC" INN

Boise, Idaho Location

## THE COMPANY

This once in a lifetime opportunity is a successfully run romantic Inn, strategically placed to take advantage of the stunning views afforded by its location. Taking over 20 years to construct by one man in the 50's, there is not another property like it. Built into the hillside, this structure is made entirely of concrete and local wood. The walls and roof are 15" thick and enjoy incredible thermal and soundproofing properties.

## THE LOCATION

The highly desirable location, on a private road, is only five minutes from downtown Boise; an ideal place to be away from it all, yet so close to the action. Click [here](#) to read the complete Seller's Description that outlines the uniqueness of this property in more detail.

## THE STRENGTHS

The Inn has been continuously operated by the current owners and has established a seasoned revenue stream. The real estate and the business are bundled at \$710,000 with solid top line income documented on 1040 IRS tax forms for 2015, 2016 and 2017 (available to qualified parties). The repeat bookings and established presence on Expedia supports on-going cash flow.

## THE REASON FOR SELLING

The sellers are leaving the state to join other family members.

## THE IDEAL BUYER

An owner-operator, living on site, using the revenue stream to supplement cost of ownership, could enjoy the benefits of owning, holding, and enjoying the property. The current owner spends a few hours daily to freshen rooms between guests. A buyer seeking an entry into the Hospitality market, while solving their housing situation, may also find this opportunity attractive. A non-resident operator would need to perform their own analysis, considering adding a contract host to the operation, as a cost of holding this property located in what has been a fast appreciating market.

## THE POSSIBILITIES

The conversation will vary for each buyer and is best reserved for the Buyer-Seller meeting and tour of this hospitality property with a strong revenue stream.

## ASKING PRICE

**\$710,000**

Price Includes  
Business and Real Estate

## TERMS:

Cash

## ASSETS

Real Estate and Furnishings	\$600,000
<b>Total Assets</b>	<b>\$600,000</b>

## INCOME STATEMENT SUMMARY

Please Contact Agent for  
Confidential Financial Information

## Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

**Scott Lieberg**

Call 208-703-6978

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