



BUSINESS PREVIEW

Resort, 100 Acre Lake, Conference Center, Cabins, Motel, RV Park

Preview #	288	This Retreat covers almost 400 acres with relaxing trails, full-service restaurant with 56 years of profitable operations. Plenty of undeveloped area around spring-fed lake for future development. Surrounded by pine timber. Third generation owners would like to step back a little and let a purchaser with a larger balance sheet to really take it to the next level it deserves. One will continue under appropriate terms. Fifteen of the key employees averaging more than 20 years of service will also stay. While this resort has almost everything except a golf course, there are many around on all four sides. PGA Tour on one, others nationally ranked coupled with a major university with a core teaching part in the golf arena.
SIC #	7011-11	
Revenues:	2,250,109	
Cash Flow:	361,885	
Asking Price:	Negotiable	
Down Payment:	Negotiable	
Inventory:	5,000	
FMV-FFEV:	TBD	
Accounts Rec.:	TBD	
Real Estate:	Appraisal +5 Mil	
Corp. Structure:	S Corp	
Employees:	38	
Region:	Southeast	

Additional information will require receipt of our confidentiality agreement including financial qualifications. We will be prompt in forwarding a Confidential Business Review and answering any questions to qualified interested parties.

We suggest you contact us for a conference call with the owner as soon as possible. All the numbers will be explained during a site visit and verified in due diligence.

We go to the marketplace without a price due to the structure of the transaction. Tax ramifications and real estate are considerations to be negotiated. We have a straightforward methodology without surprises and/or empty promises.

Disclaimer: This information is taken from sources provided by the owner and is not audited or warranted by TRGI. All information is subject to corrections and/or changes by the owner(s). Adjustments made to balance sheets and income statements can be verified.

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