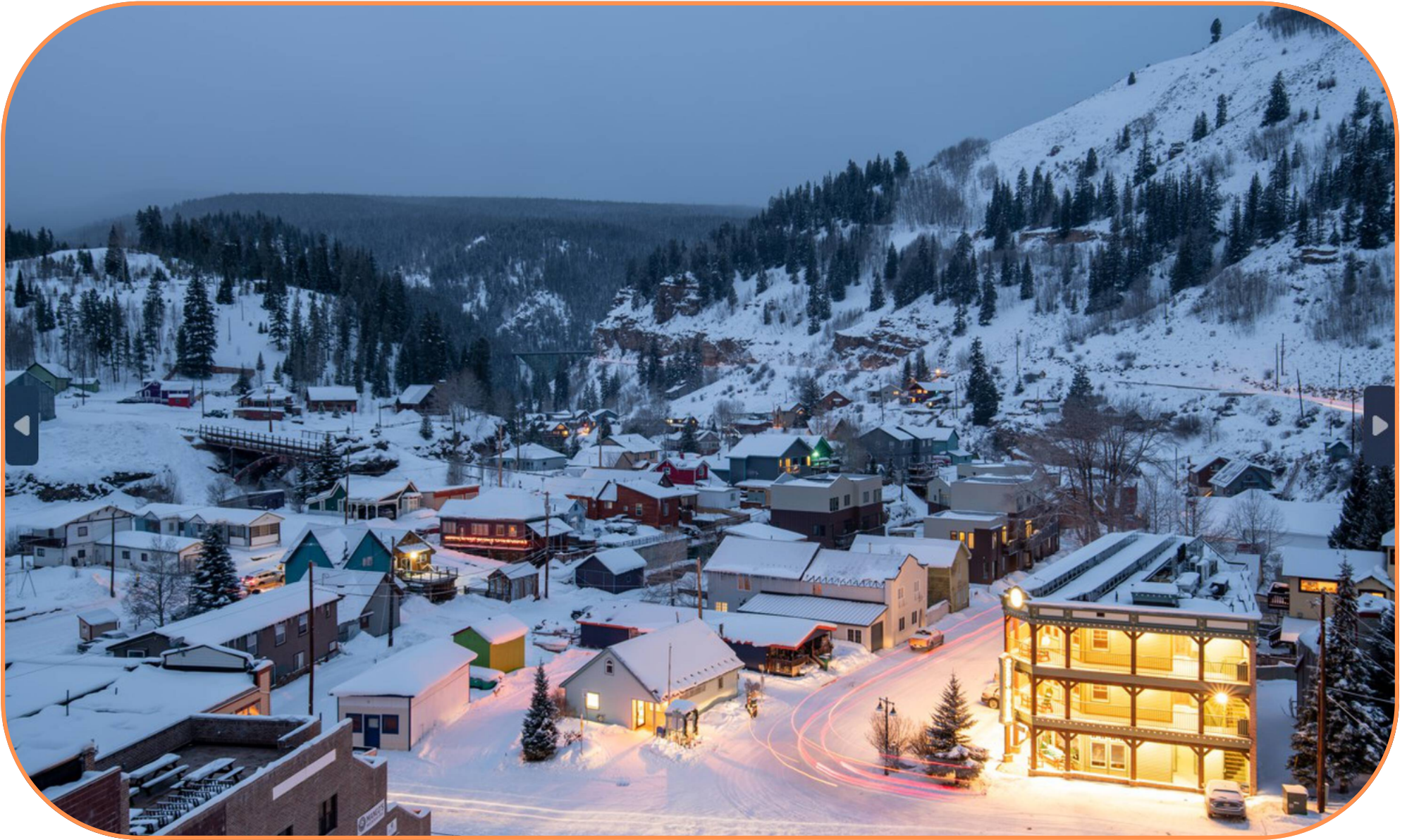


COLORADO ROCKIES INVESTMENT OPPORTUNITY



4-IN-1 LEGACY OPPORTUNITY IN THE HEART OF THE ROCKIES

INVESTMENT OVERVIEW

GREEN BRIDGE INN

OFFERING SUMMARY

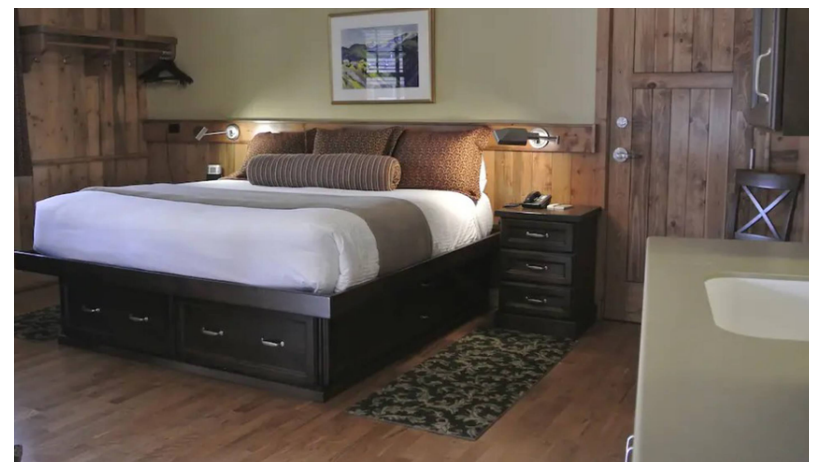
ADDRESS	104 WATER STREET RED CLIFF, CO
KEYS	14 BOUTIQUE ROOMS
BUILDINGS	1
FLOORS	3
YEAR BUILT	2007
LOT SIZE	.0248 AC +/-
ZONING	COMMERCIAL
APN / PARCEL ID	R001470

YEAR 1 PROJECTIONS:

AVERAGE DAILY RATE	\$249 / \$420 +/-
AVERAGE OCCUPANCY RATE	81% +/-
YEARLY RM. REV (HIGH SEASON)	\$653,184 +/-
YEARLY RM REV (LOW SEASON)	\$99,604 +/-
TOTAL YEARLY PROJECTED RM REV:	\$752,788 +/-

HIGHLIGHTS:

- 14 BOUTIQUE STYLE ROOMS
- 72 SOLAR PANELS & HOT WATER PANELS
- RETAIL SPACES (PROVISIONS STORE & LIQUOR STORE)



ADDITIONAL PHOTOS



INVESTMENT OVERVIEW

THE RENO (AIRBNB/HOME RENTAL)

OFFERING SUMMARY

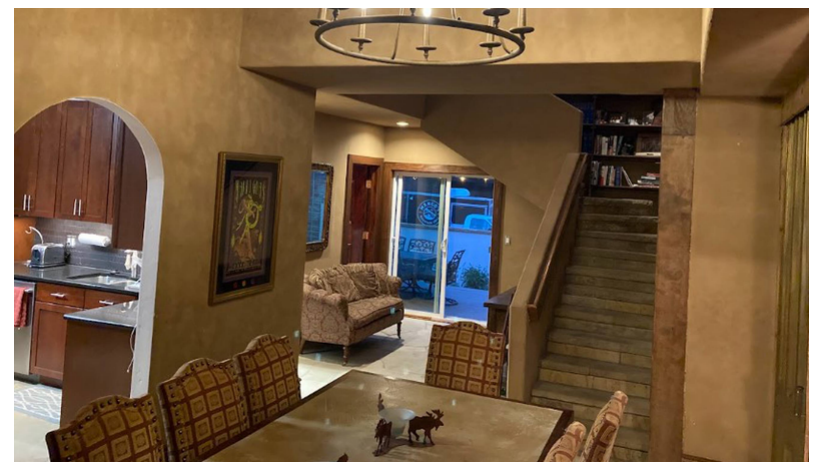
ADDRESS	127 WATER STREET RED CLIFF, CO
BED	3
BATH	1.5
SQ. FOOTAGE	3,682-4000 SF +/-
LOT SIZE	.0142 AC +/-
YEAR BUILT	1890 +/-
APN / PARCEL ID	R068108

YEAR 1 ASSUMPTIONS:

AIRBNB AVERAGE DAILY RATE	\$322 +/-
AIRBNB AVERAGE OCCUPANCY RATE	81% +/-
MONTHLY RENTAL INCOME	\$7,915 +/-
YEARLY RENTAL INCOME	\$94,990 +/-

HIGHLIGHTS:

- HISTORIC LANDMARK AND LEGENDARY RENO SALOON
- LUXURIOUS INTERIOR RENEVATION
- HOSTS HISTORIC BACKBAR
- MOST UNIQUE & HISTORIC BUILDING IN EAGLE COUNTY



INVESTMENT OVERVIEW

YELLOW HOUSE (RENTAL PROPERTY)

OFFERING SUMMARY

ADDRESS	158 WATER STREET RED CLIFF, CO
BED	2
BATH	1
SQ. FOOTAGE	1040 SF +/-
LOT SIZE	.062 AC +/-
YEAR BUILT	1896
APN / PARCEL ID	R056887

YEAR 1 ASSUMPTIONS:

AIRBNB AVERAGE DAILY RATE	\$214 +/-
AIRBNB AVERAGE OCCUPANCY RATE	81% +/-
MONTHLY RENTAL INCOME	\$5,124 +/-
YEARLY RENTAL INCOME	\$61,489 +/-

HIGHLIGHTS:

- STONE FIREPLACE
- RIVERSIDE STONE FIRE PIT & GAZEBO
- ENCLOSED PORCH + OPEN PORCH
- UPDATED INTERIOR
- POSSIBLE EMPLOYEE HOUSING



INVESTMENT OVERVIEW

PARKING ANNEX - VACANT LOTS

OFFERING SUMMARY

LOT 1 BLOCK B	R058922
LOT 1 THRU 3 BLOCK B	R000590
LOT 3 THRU 6 SOUTH BLOCK B	R000610
ZONED	COMMERCIAL
AVERAGE ACERAGE	0.062, 0.123, 0.238 AC +/-

HIGHLIGHTS:

ENTRY TO RED CLIFF
ABUTS TURKEY CREEK ROAD (ACCESS TO SHRINE PASS)
PRINCIPAL ACCESS TO SNOWMOBILING TRAILS
POSSIBLE DEVELOPMENT OPPORTUNITY

FINANCING OPTION:

Possible owner financing with full price offer, approval of buyers credit and conceptually, 30% down, 25 year amortization, 5 year balloon at 7% per annum, fixed monthly rate, monthly payments beginning 30 days from closing. Seller shall determine credit worthiness of buyer in seller's sole discretion and is not obligated to agree to any proposed financing.



ABOUT THE AREA

Red Cliff is the oldest town in Eagle County, formerly acting as the county seat. Founded in 1879, Red Cliff was once a booming mining town with saloons, brothels, banks, sawmills, restaurants and theaters. Today, Red Cliff is a unique mountain community. with an economy based on professional residents and tourism. Located on the backside of Colorado's finest ski resort, Vail Mountain, and sitting at just under 9,000 feet about sea level, Red Cliff offers an attractive outdoor mecca for all varieties of outdoor enthusiasts. The county is an established internationally known tourism destination along with Vail and Beaver Creek. Headwaters of Colorado River and the Top of the Rockies scenic byway are close proximity. Today, locals, artists, adventurers, business owners and tradesman call Red Cliff home. With direct access to the White River National Forest via Shrine Pass, snowmobiling, backcountry skiing, ATVing, hiking and fishing are all accessible daily activities. Located around town are numerous skiing, rock climbing, kayaking, and fishing spots that Vail Valley locals frequent. Red Cliff is serviced the EGE airport, which has year-round and seasonal flights to major US cities.

Red Cliff is the only town between Leadville and Minturn, abutting the Camp Hale Continental Divide Nat'l Monument - created under the Antiquities Act, the monument preserves WWII era training camp that launched the ski industry in Colorado and the United States.

Red Cliff has a mature infrastructure with modern utilities and services.

Nearby neighborhoods -Beaver Creek Village, Aspen Glen, Arrowhead at Vail and River Valley Ranch.

ABOUT EAGLE COUNTY

In 2020, Eagle County, CO had a population of 55k people with a median age of 36.8 and a median household income of \$85,877. Between 2019 and 2020 the population of Eagle County, CO grew from 54,681 to 54,960, a 0.51% increase and its median household income grew from \$84,790 to \$85,877, a 1.28% increase.

The 5 largest ethnic groups in Eagle County, CO are White (Non-Hispanic) (66.4%), White (Hispanic) (20.1%), Two+ (Hispanic) (4.64%), Other (Hispanic) (4.51%), and Two+ (Non-Hispanic) (2.58%).

Eagle County, CO borders [Garfield County, CO](#), [Grand County, CO](#), [Lake County, CO](#), [Pitkin County, CO](#), [Routt County, CO](#), and [Summit County, CO](#).

EMPLOYMENT BY INDUSTRY



NEAREST AIRPORTS

- Eagle County Regional Airport (41 mi)
- Aspen-Pitkin County Airport (106 mi)
- Montrose Regional Airport (107 mi)
- Denver International Airport (117 mi)

EDUCATION

Red Cliff, CO is located in the Eagle County Re 50 School District

Avon Elementary School
Red Sandstone Elementary School
Gypsum Elementary School
Brush Creek Elementary School
Eagle Valley Elementary School
Eagle Valley Middle School
Berry Creek Middle School
Gypsum Creek Middle School
Battle Mountain High School
Eagle Valley High School

COLLEGES & UNIVERSITIES

Colorado Mountain College (47 mi)
Colorado School of Mines (63 mi)
University of Colorado Boulder (68 mi)
Colorado Christian University (69 mi)
Naropa University (68 mi)

HEALTHCARE

Vail Health Hospital (9.2 mi)
St. Anthony Summit Hospital (15 mi)
Aspen Valley Hospital (33 mi)

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