

BEL'ARCO RESORT BULL SHOALS, ARKANSAS

LOCATION: On Bull Shoals Lake in the Ozark Mountains
Bull Shoals, Arkansas

LAND SIZE: Approx. 10 AC

BUILDING INFO: Approx. 25,000 sq. ft.
53 hotel rooms, restaurant / meeting areas,
Office and storage facilities

PRICE: \$650,000

REMARKS: Swimming, playground, & other outdoor events on site
Golf, boat rentals, theater, & restaurants within miles
Large amount of meeting & conference space

FOR INFORMATION CONTACT:



5502 Cowhorn Creek Road · Suite C · Texarkana, TX
(903) 832-3700 · (903) 832-3701 Fax

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, Reynolds Realty Management, Inc. makes no guarantees or warranties, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment; and the Broker urges that you consult your business, tax and legal advisors before making a final determination.

BEL'ARCO RESORT ADDITIONAL INFORMATION

- INCOME:** Historical gross income has been \$250,000 (approx.)
Gross income for 2008 is estimated to be \$300,000
- GUESTS:** Bel'Arco is consistently pre-booked with a regular customer base consisting of:
Fishing Tournament Participants,
Church and Corporate Retreat Guests
Family Reunions
- POTENTIAL:** Current owner is located out of state and doesn't participate in the resort's day-to-day operations. This provides excellent opportunity for a hands-on manager to increase Bel'Arco's income potential
- RESTAURANT:** The on-site restaurant is leased and managed by the resort manager (so we cannot provide information regarding this aspect of the resort)

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