

## Property Details

CONTROL: Exclusive VALUE: \$1,900,000  
LOAN: \$500,000  
EQUITY: \$1,400,000

TITLE: Historic Wagon Wheel Motel on Route 66 for Sale  
TYPE: Resort Property  
HAVE: Historic Route 66 motel with 19 rooms/suites. on 5.46AC  
WEBSITE URL: www.wagonwheel66cuba.com  
ADDRESS: 901 E Washington St, Cuba, Missouri  
BENEFITS TO NEW OWNER: Historic Hotel, Major profit upside,

GROSS SCHEDULED INCOME: \$190,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$50,000  
NOI: \$140,000  
DEBT SERVICE: \$10,000  
CASH FLOW: \$130,000  
CAP RATE: 7.37%

MOTIVATION: Ready to move on

REMARKS: There is a major upside if new operator found. 50% occupancy would deem higher profits. Centennial is supposed to bring major business to the area for the entire next year.

OWNER:

COUNSELOR: Joseph Dusch Phone: 6367285151  
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