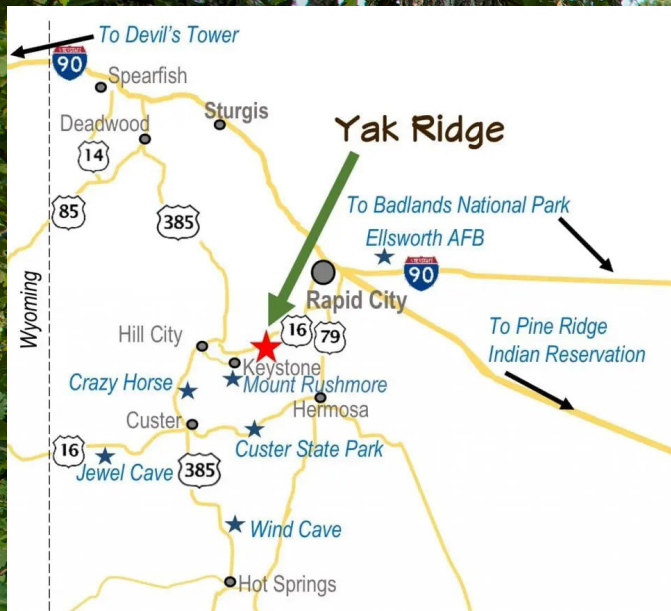




YAK RIDGE CABIN RESORT

24041 COSMOS ROAD
RAPID CITY, SD 57702

FOR SALE \$1,295,000



VACATION RENTAL PROPERTY

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY DETAILS



PROPERTY OVERVIEW

Discover Yak Ridge, a premier year-round destination and rare business opportunity in the heart of the Black Hills, close to Mt. Rushmore. This highly successful, turn-key operation boasts 4 rental cabins, one housekeeping cabin, and a conditional use approved for 6 more guest cabins, food service building, and owner/manager residence. This 5-star rated retreat sits on nearly 10 acres of land and offers comfortable amenities, beautiful views, and easy access to major attractions. In addition to the resort, the neighboring house, barn, garage w/ 2 apartments on 6.25 acres are also available for purchase. Contact agent for more details.

PROPERTY INFORMATION

Property:	4 rental cabins, one housekeeping cabin, conditional use approved for 6 more cabins and food service.
Parcel ID:	53-32-200-005
Acres:	9.72
Tax ID:	13060
Taxes (2022):	\$7,297.00
Legal Description:	S32, T1S, R06E, Black Hills Meridian, S1/2S1/2NE1/4NE1/4 LESS COSMOS RD ROW
Water:	Well
Sewer:	Septic
Electric:	Black Hills Electric Coop
Gas:	Propane

INVESTMENT HIGHLIGHTS

- ▶ Custom built cabins in 2015 & 2018, New well in 2023
- ▶ Studio and two-bedroom cabins sleep 2 to 6 people
- ▶ Each cabin offers full kitchen/bath, covered porch, quality linens, campfires, & more
- ▶ Housekeeping Cabin built in 2019, 416 sf for laundry and storage
- ▶ Located near Mount Rushmore and Custer State Park
- ▶ Website features state of the art reservation system that integrates with major booking platforms
- ▶ Record occupancy numbers in 2023!

Financials available with signed NDA.

See more at yak-ridge.com.



Watch the video.
bit.ly/yakridge

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CABIN DETAILS

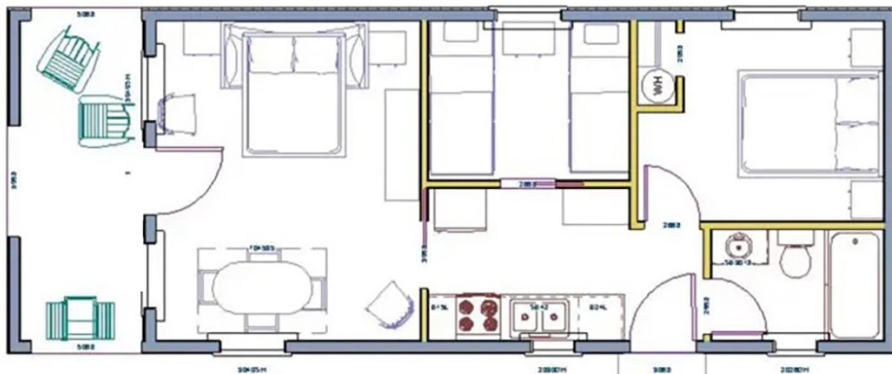
CABIN FEATURES

- Heating and air-conditioning
- Custom finished interior with artisan and vintage fixtures and furnishings
- Full bathrooms with tub/shower, sink, and toilet (also hair dryer and toiletries)
- All linens for the kitchen, beds, and baths including Turkish towels, spa bathrobes, and slippers
- Custom bath amenities
- Living/dining area with sleeper sofas and a dining table with seating
- Flat-screen television with integrated DVD player and satellite TV
- Selection of DVDs including children's and regional selections
- Library of books including children's and regional selections
- Classic board games and playing cards
- Full kitchen with dishware, glassware, cookware, cutlery, utensils, and limited basic paper products
- Refrigerator, microwave, toaster, coffee makers (drip and French press) and electric range
- Comfortable queen and twin beds with quality cotton sheets, cozy cotton blankets, and cotton quilts
- Room darkening blinds
- Covered porch with seating and a gas grill on all cabins
- Tiffany lighting
- Fireplaces (cabins 3 and 4)
- WiFi routers in each cabin with speeds of 50+ mbps
- Two cell towers (ATT and Verizon) on adjacent properties provide cell service and internet for your smart phone and/or hot spot



2023 RATES

UNIT	OCCUPANCY	BED/BATH	MEMORIAL DAY WEEKEND—SEP 30	MAY&OCT	NOV—APR	STURGIS RALLY
Cabin 1	6	2/1	\$325.00	\$275.00	\$195.00	\$350.00
Cabin 2	4	1/1 Studio	\$250.00	\$195.00	\$175.00	\$275.00
Cabin 3	6	2/1	\$325.00	\$275.00	\$195.00	\$350.00
Cabin 4	6	2/2	\$350.00	\$295.00	\$250.00	\$375.00



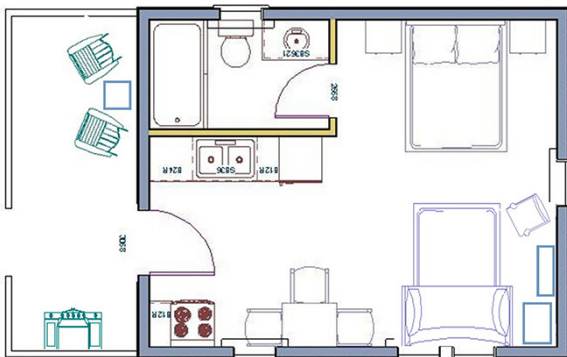
FEATURES

- ▶ Sleeps up to 6 (Max 4 adults, Max 3 children)
- ▶ Full kitchen/bath
- ▶ Bedroom 1 has a queen bed
- ▶ Bedroom 2 has two twin beds
- ▶ Living/dining area has a queen sofa sleeper

Watch the video:

<https://bit.ly/yakridge-cabin1-video>





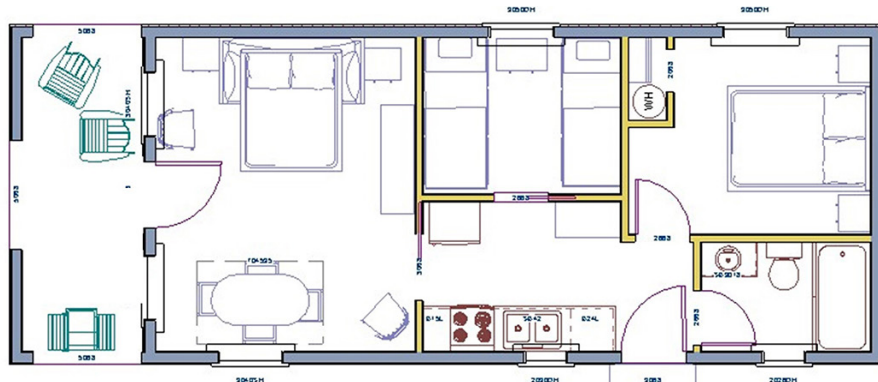
FEATURES

- ▶ Sleeps up to 4 (Max 3 Adults)
- ▶ Full Kitchen/bath
- ▶ Studio with queen bed and a full sofa sleeper

Watch the video:

<https://bit.ly/yakridge-cabin2-video>





FEATURES

- ▶ Sleeps up to 6 (Max 4 adults, Max 3 children)
- ▶ Full kitchen/bath
- ▶ Bedroom 1 has a queen bed
- ▶ Bedroom 2 has two twin beds
- ▶ Living/dining area has a queen sofa sleeper and electric fireplace

Watch the video:

<https://bit.ly/yakridge-cabin3-video>



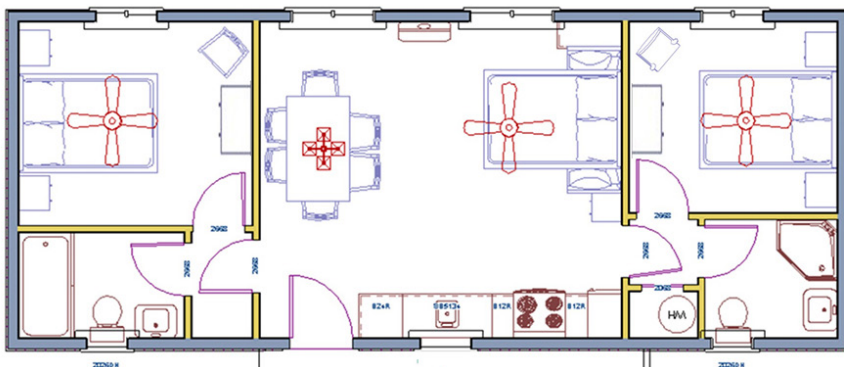


FEATURES

- ▶ Sleeps up to 6 (Max 4 adults, Max 3 children)
- ▶ Full kitchen/bath
- ▶ Two Suites
 - Suite 1 includes a queen bed and a full bath
 - Suite 2 Includes a queen bed and 3/4 bath

Watch the video:

<https://bit.ly/yakridge-cabin4-video>



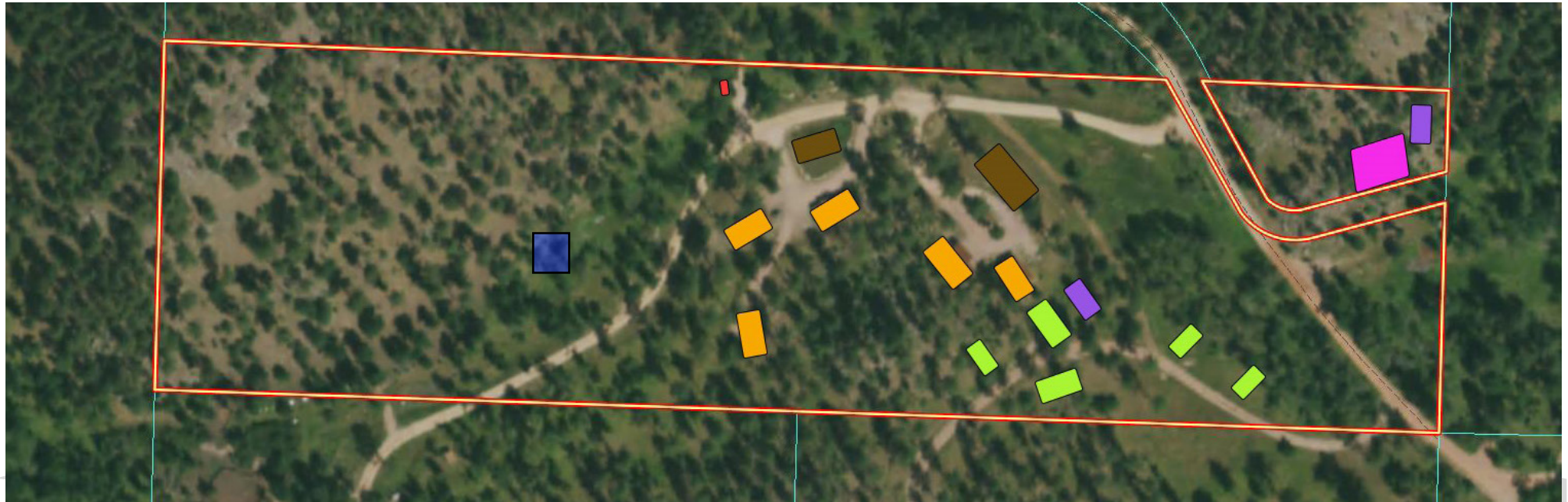
HOUSE KEEPING CABIN



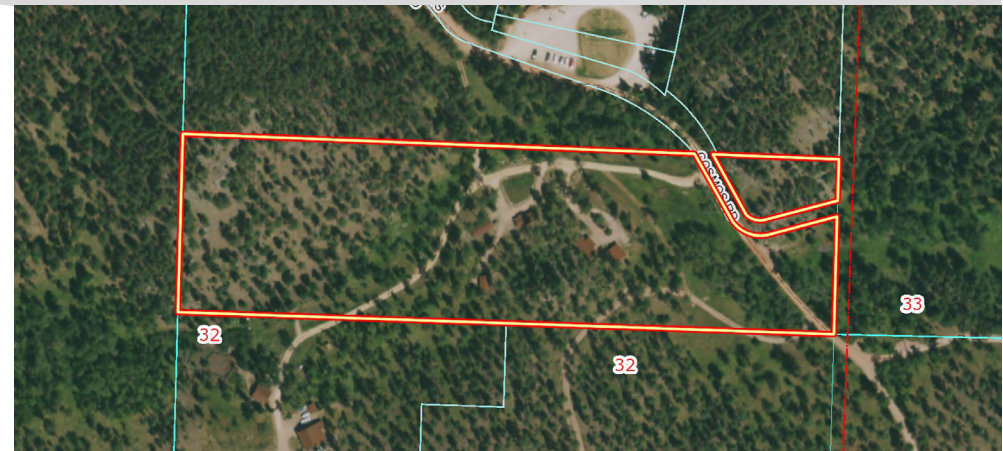
FEATURES

- ▶ 4 washers
- ▶ 4 dryers
- ▶ Restroom
- ▶ Storage for extra linens, cleaning supplies, and client gifts

SITE PLAN WITH PROPOSED EXPANSION LOCATIONS



- Existing Firewood Stand
- Existing Cabins
- Existing Septic
- Possible New Cabin Locations
- New Septic Field Locations
- Possible Owner/Manager Residence
- New Well Location





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INVENTORY

FURNITURE

- ▶ Bookcases
- ▶ Desk
- ▶ Dining tables
- ▶ Dressers
- ▶ End tables
- ▶ Floor lamps
- ▶ Framed mirror/shelf
- ▶ Information wall racks
- ▶ Leather Recliner
- ▶ Luggage racks
- ▶ Nightstand/dresser
- ▶ Nightstands
- ▶ Queen beds and mattresses
- ▶ Side/dining chairs
- ▶ Sofa sleepers - queen (full in cabin 2)
- ▶ Storage racks
- ▶ Table lamps
- ▶ Twin beds and mattresses

APPLIANCES

- ▶ Coffee makers (drip and French press)
- ▶ Electric glass top ranges
- ▶ Microwaves (over range with fans)
- ▶ Refrigerators
- ▶ Televisions w/ DVD players
- ▶ Washer/dryer Sets
- ▶ Window AC units

ARTWORK AND DÉCOR

- ▶ Christmas decorations
- ▶ Exterior welcome signs
- ▶ Framed artwork
- ▶ Pine cones and pine boughs

KITCHENWARE

- ▶ Baking pan
- ▶ Beer mugs
- ▶ Can openers
- ▶ Canister sets
- ▶ Cereal/soup bowls
- ▶ Coffee mugs
- ▶ Cutting boards
- ▶ Dinner plates
- ▶ Flatware sets
- ▶ French press coffee makers
- ▶ Grill tool sets
- ▶ Juice glasses
- ▶ Knife block and knife set
- ▶ Lidded glass food storage sets
- ▶ Measuring cup sets
- ▶ Measuring spoon sets
- ▶ Mini flower vases
- ▶ Salad plates
- ▶ Serving piece sets
- ▶ Serving trays
- ▶ Sheet pans
- ▶ Stainless cookware sets
- ▶ Strainer/colanders
- ▶ Tea kettles
- ▶ Utensil sets
- ▶ Water glasses
- ▶ Wine glasses
- ▶ Wine openers

LINENS

- ▶ Bath mats
- ▶ Bath non-slip mats
- ▶ Bath robes
- ▶ Blankets
- ▶ Box springs wraps
- ▶ Kitchen towel and hot pad sets
- ▶ Laundry bags
- ▶ Mattress encasements
- ▶ Mattress protectors
- ▶ Pillows w/ cases and protectors
- ▶ Quilts
- ▶ Sheet sets
- ▶ Shower curtains
- ▶ Shower liners
- ▶ Spa slippers
- ▶ Throw blankets
- ▶ Throw rugs
- ▶ Welcome mats

HEALTH AND SAFETY

- ▶ Contractor first aid kits
- ▶ Fire Extinguishers

ENTERTAINMENT

- ▶ Board games
- ▶ Books
- ▶ DVDs

LAWN AND GARDEN

- ▶ Adirondack chairs
- ▶ Benches
- ▶ Campfire rings
- ▶ Firewood stand w/ cash box
- ▶ Patio chairs
- ▶ Patio pillows
- ▶ Patio table
- ▶ Picnic tables
- ▶ Propane grills
- ▶ Propane storage unit
- ▶ Propane tanks
- ▶ Water buckets (campfires)
- ▶ Water saver hanging baskets
- ▶ Watering cans
- ▶ Window boxes and brackets

MISC

- ▶ Bathroom amenity kits
- ▶ Bathroom plungers
- ▶ Broom and dustpan sets
- ▶ Buckets
- ▶ Cleaning supplies
- ▶ Coasters
- ▶ Linen storage bags
- ▶ Mops
- ▶ Paper products
- ▶ Recycling bins (indoor and outdoor)
- ▶ Room darkening shades - all windows
- ▶ Snow shovels
- ▶ Touch-up paint
- ▶ Trash bins (indoor and outdoor)
- ▶ Vacuum
- ▶ Window sheers - all windows
- ▶ Wooden clothing hangers

STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES

NO corporate income tax
NO franchise or capital stock tax
NO personal property or inventory tax
NO personal income tax
NO estate and inheritance tax



REGIONAL STATISTICS

Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life–Best hunting and fishing town
- #4** WalletHub–Best Places to rent

- #4** CNN Money–Best Place to Launch a Business
- #11** Forbes–Best Small City for Business

- #4** Wall Street Journal–Emerging Housing Markets
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list