

INVESTMENT OPPORTUNITY | PREMIUM LOCATION NEAR BLACK HILLS ATTRACTIONS

CABIN RENTALS FOR SALE

Hillside Country Cabins

13315 Highway 16, Rapid City, SD 57702



Exclusively listed by:

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Commercial Broker

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*Your Property...
Our PrioritySM*

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

PROPERTY DETAILS

Hillside Country Cabins

Hillside Country Cabins

Property: 13 Cabins, 4 Log Homes, 1 Executive Lodge, Sales Office with Laundry & Pavilion, Garage/Workshop

Acres: 5.25

Zoning: Highway Service

Tax ID & Legal Description: 13024 - Lot A, of SW1/4SW1/4 Less RTY
45305 - Tract #0101

Taxes (2020): \$17,219.68

Heating: Electric

Cooling: Window A/C - cabins

Utilities: Electric - Black Hills Energy

Propane - Cabin 10

Water - 2 wells

Sewer - 3 septic tanks

Reservation Systems: VRBO (executive lodge)
resnexus.com

Laundry: 2 laundry areas (executive lodge and lower level of office)
3 washers
4 dryers (1 commercial)

Sale Price: \$2,750,000

Investment Highlights

- Beautiful cabins, custom log homes and executive lodge ideally located 10 minutes from Mount Rushmore and 15 minutes from Rapid City.
- Currently run as a seasonal operation with consistent year over year growth and plenty of opportunity for improvement with a longer season, increased rates and off-season rentals. According to SD Department of Tourism, room stays increased 30% in 2021.
- Excess land to add more cabins
- Rates have not been increased in 3 years leaving great upside potential for the new owner.
- Operated from early May to end of September with significant ability to extend the season and run 7 cabins and the executive lodge year round.
- Current ownership has managed operations for the past 7 years adding significant updates and improvements and is looking to retire.

Inventory & 2022 Rates

UNIT	OCCUPANCY	BED/BATH	2022 STANDARD NIGHTLY RATES	STURGIS RALLY NIGHTLY RATES
1 Gone Fishin'	4	2/1	\$150.00-\$185.00	\$350.00
2 Black Bear Den	4	2/1	\$150.00-\$185.00	\$350.00
3 Grizzly Falls	4	2/1	\$150.00-\$185.00	\$350.00
4 Lion's Den	2	1/1	\$99.00-\$115.00	\$225.00
5 Wolf's Den	4	1/1	\$115.00-\$225.00	\$250.00
6 Lone Stag	2	Studio/1	\$99.00-\$115.00	\$230.00
7 Deer Hut	6	1 + Loft/1	\$175.00-\$265.00	\$450.00
8 Elk Ridge	6	1 + Loft/1	\$175.00-\$265.00	\$450.00
9 Eagle Cliff	6	1 + Loft/1	\$175.00-\$265.00	\$450.00
10 Moose Lodge	8	2 + Loft/1	\$300.00-\$375.00	\$475.00
11 Ducks Unlimited	8	2/1	\$150.00-\$265.00	\$450.00
12 Fox's Den	4	Studio/1	\$165.00-\$210.00	\$245.00
14 Mighty Bison	4	Studio/1	\$125.00-\$210.00	\$235.00
15 The Log Cabin	2	1/1	\$99.00-\$135.00	\$250.00
16 Raccoon's Hideout	2	1/1	\$99.00-\$135.00	\$250.00
17 Robin's Roose	2	1/1	\$99.00-\$135.00	\$250.00
18 Silver Mountain Lodge	12	4/3.5	\$600.00-\$700.00	\$750.00
19 Hunter's Hideaway	2	Studio/1	\$99.00-\$135.00	\$245.00

* Detailed financials available with signed confidentiality agreement.



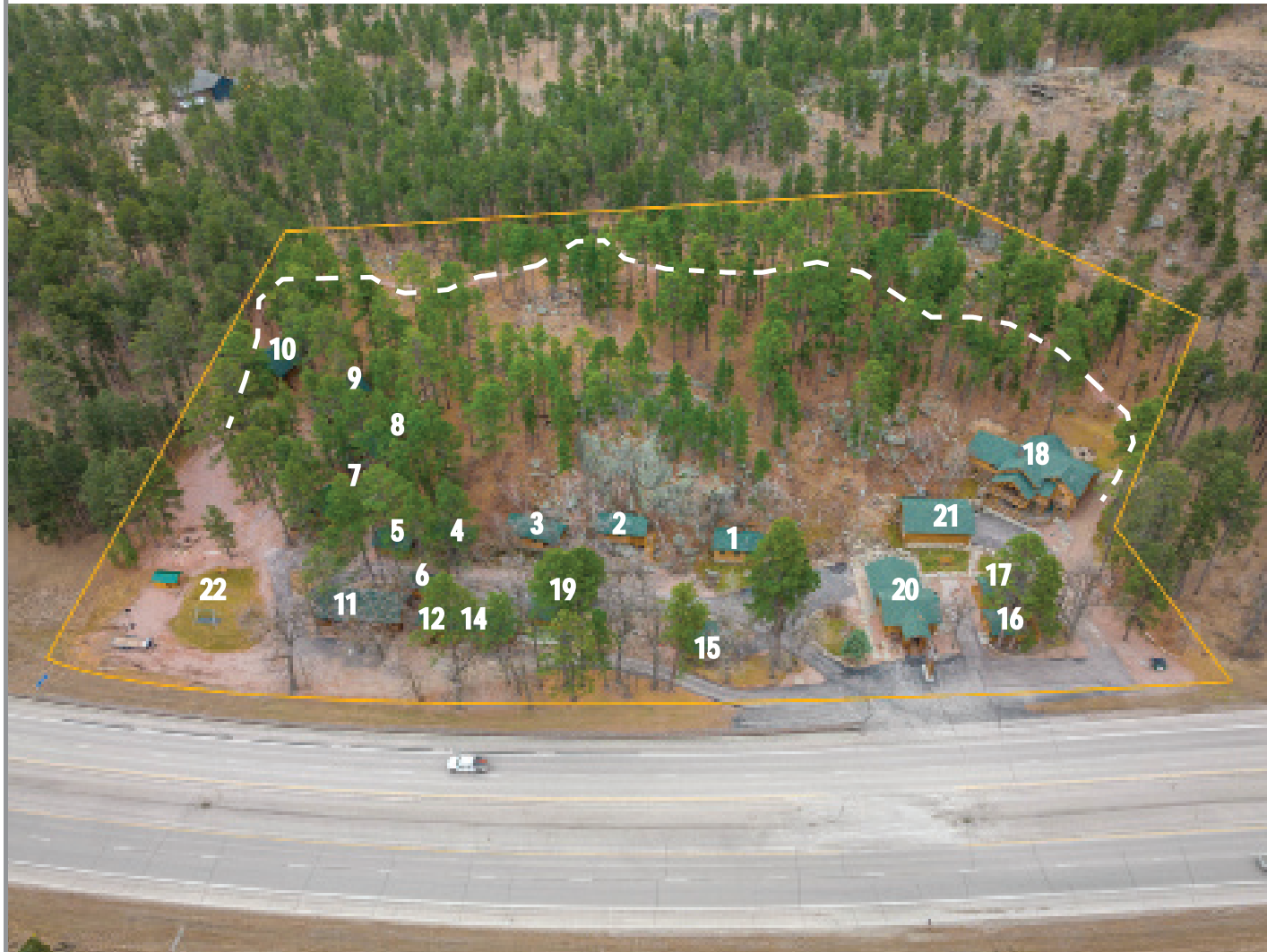
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SITE AERIAL

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Unit	Bed/Bath	
1	Gone Fishin'	2/1
2	Black Bear Den	2/1
3	Grizzly Falls	2/1
4	Lion's Den	1/1
5	Wolf's Den	1/1
6	Lone Stag	Studio/1
7	Deer Hut	1 w/ Loft/1
8	Elk Ridge	1 w/ Loft/1
9	Eagle Cliff	1 w/ Loft/1
10	Moose Lodge	2 w/ Loft/1
11	Ducks Unlimited	2/1
12	Fox's Den	Studio/1
14	Mighty Bison	Studio/1
15	The Log Cabin	1/1
16	Raccoon's Hideout	1/1
17	Robin's Roose	1/1
18	Silver Mountain Lodge	4/3.5
19	Hunter's Hideaway	Studio/1
20	Office/Pavilion/Laundry	
21	Garage Storage	
22	Playground	
- -	Walking Trail	



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PHOTOS

Hillside Country Cabins: 1-8



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PHOTOS

Hillside Country Cabins: 9-17 & 19



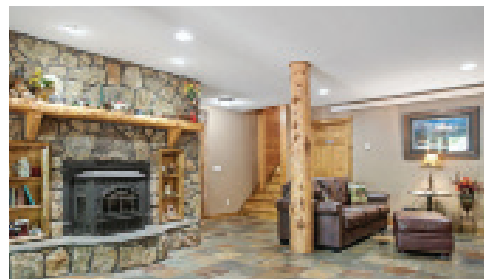
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PHOTOS

Hillside Country Cabins: Executive Lodge (18)



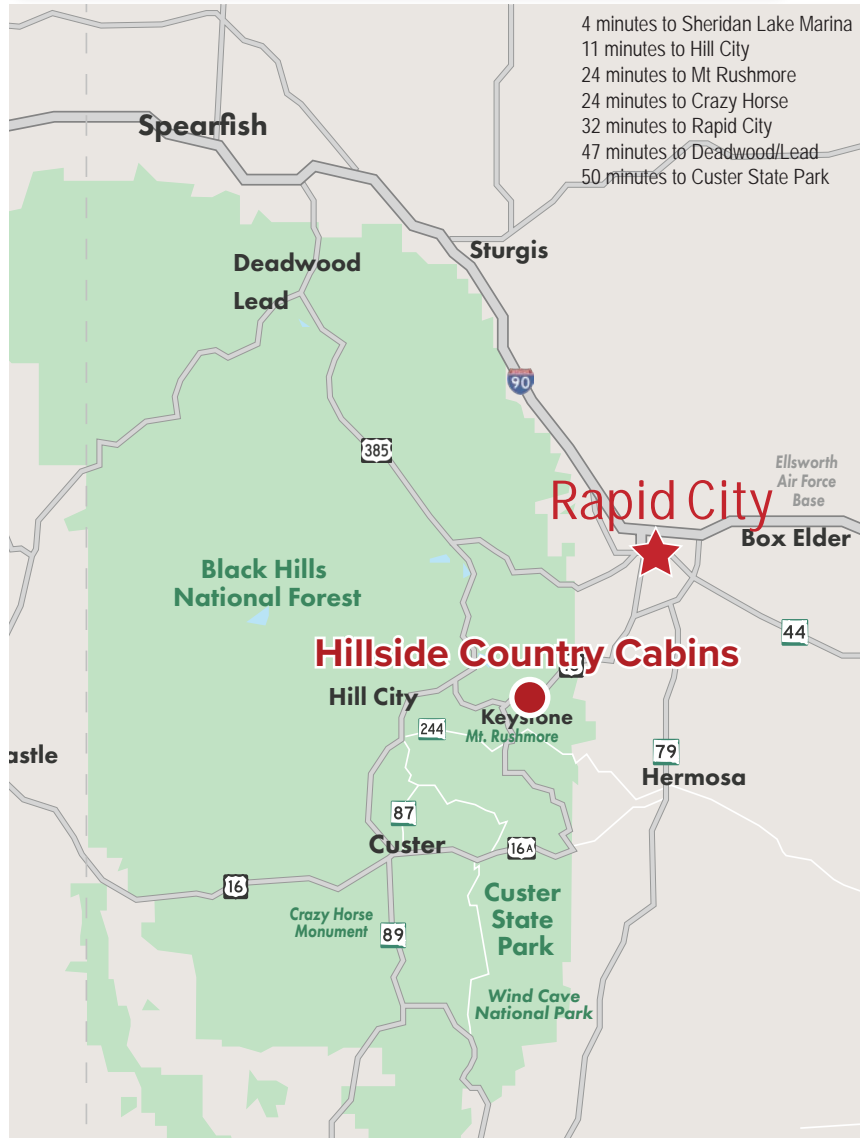
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LOCATION

Black Hills, South Dakota



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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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

SD Tourism 2021 Statistics

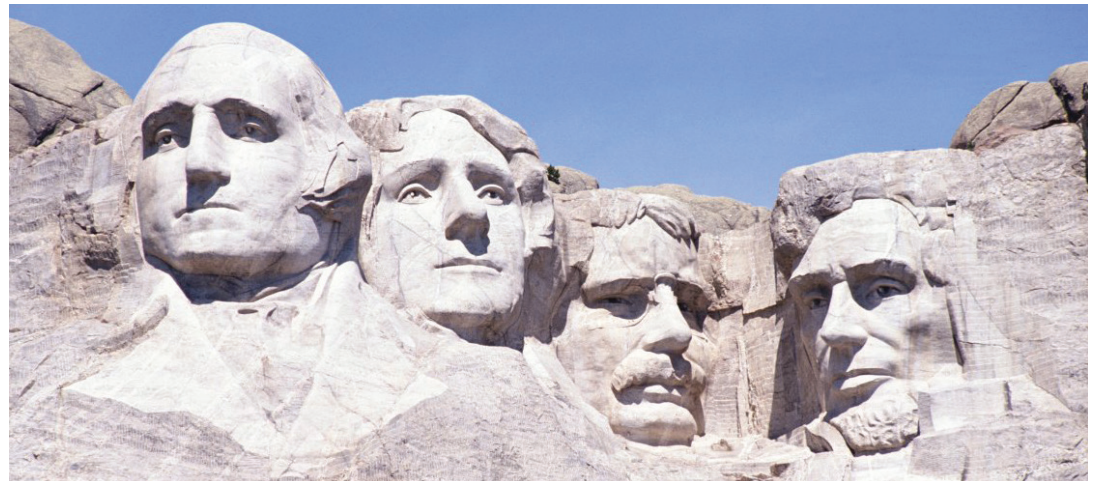
- ↑ Room nights
33%
- ↑ Park Visits
11%
- ↑ Total Visitation
28%
- ↑ Visitor Spending
28%

Regional Statistics

Rapid City PUMA Population:	187,027
Rapid City Population Growth:	2.08% YoY
Rapid City Unemployment Rate:	2.3%
PUMA Median Income:	\$56,531

Business Friendly South Dakota

- 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



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