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The Eagle Port Lodge presents an amazing opportunity for the aviator, collector or sportsman to own one of the most unique properties in Montana. Eagle Port consists of 4 deluxe apartment suites, and a suite in the 'tower'. All suites are fully furnished and tastefully decorated. In addition, there is a 6 bay garage. New owner would have an apartment to live on site. Property is also available for long term lease at \$6,000 per month. FREE two night stay to prospective buyer!

Outstanding Real Estate --- Eagle Port Lodge ---



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2013	12 Months Ended 12/31/2012
Sales	\$38,365	\$38,386
Adjusted Cash Flow	\$18,927	\$25,250

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	Accommodation
Owners	1	0	
Hours of Operation			

Price/Terms

Lease

Asking Price	\$995,000	Monthly Rent Including NNN	\$0
Down Payment	\$995,000	Expires	
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	13000
Real Property Available	Yes	New Lease Available	No

Miscellaneous

Type of Organization	Sole Prop	Training	4 Weeks20 Hours
Reason for Sale	Owner wishes to downsize		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.