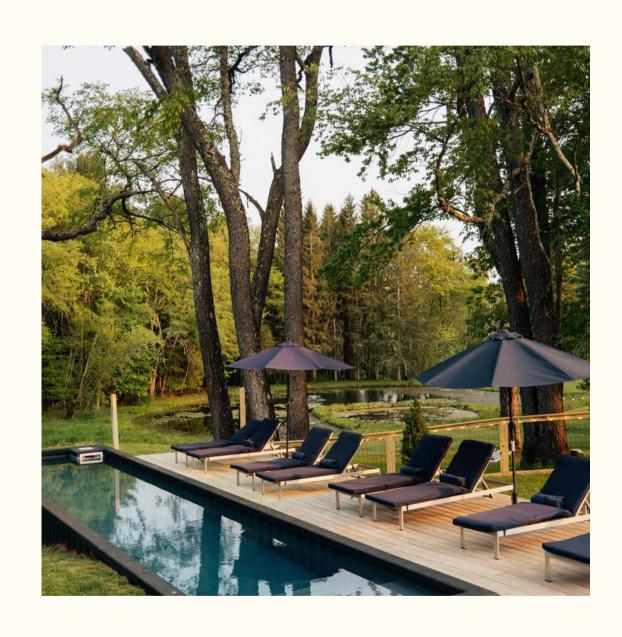






For sale by Catskill Mountain Houses.



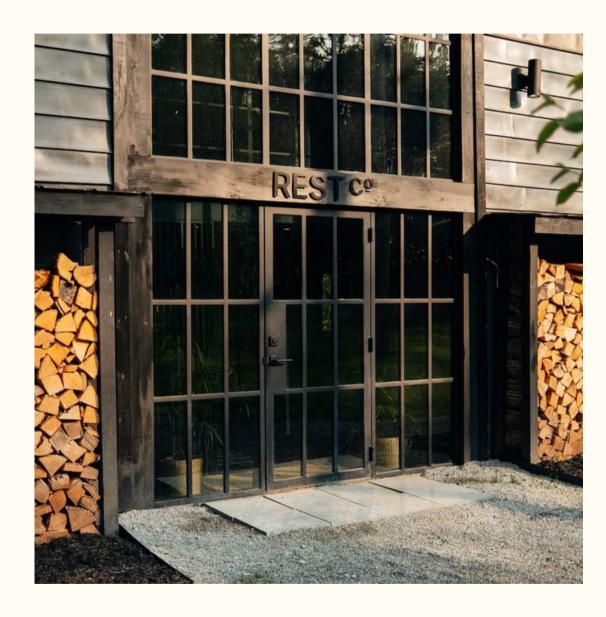
# Rest Co. is a luxury boutique hotel nestled in the foothills of the Catskills.

Well-positioned on nearly seven verdant acres near popular towns like Livingston Manor and Callicoon, with five spacious suites, a two-bedroom innkeeper's cottage, indoor and outdoor dining, and year-round heated pool, Rest Co. is a profitable and autonomous business operating with a core staff of four.

The property and the business are for sale in tandem, so all contents and amenities, existing staff, operations, IP and bookings, will transfer with the sale—making this truly a turnkey boutique hotel. If you have ever fantasized about running a charming boutique hotel on a romantic piece of property, Rest Co. has laid all the groundwork for you.

## The Opportunity

Rest Co. is looking for an individual, corporation, or investment group to purchase the hotel and its operating services. There are a few scenarios outlined at the end of the deck, but first, let's familiarize you with the property.



### The Property

A 5-suite boutique hotel and 2-bedroom cottage, set over six secluded acres of private forest at the base of the Catskill Mountains.

### Top Amentities

- 40' Heated Pool
- 1/4 Acre Pond
- Commercial Kitchen & Restaurant; Full Bar
- Innkeeper's Cottage
- 5 Acres of Cleared Land

### Property

Acres: 6.52

Road: Public road, Private driveway & parking lot

Survey: 2022 Certified survey available

### Town Taxes

Town: \$4,915 School: \$4,302

### Connectivity

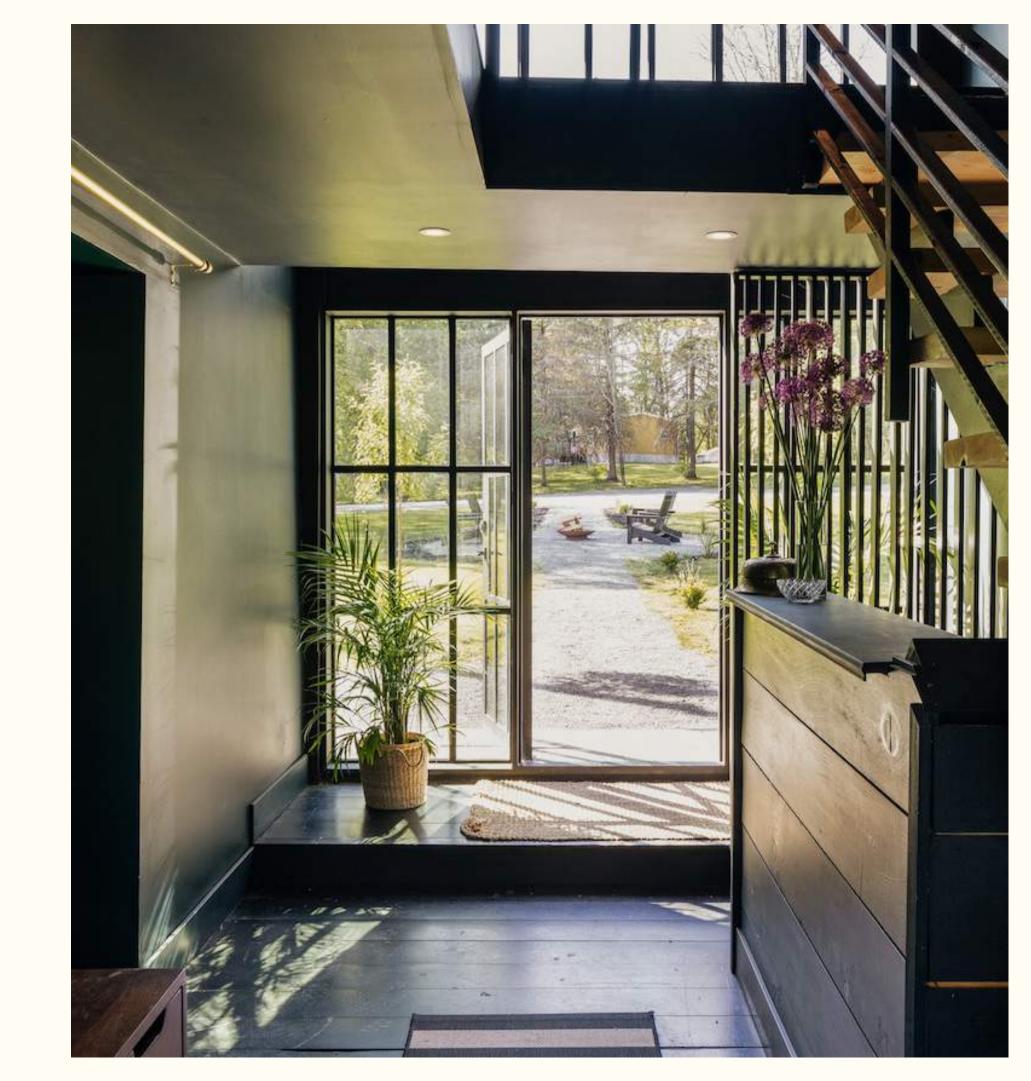
- Internet: High speed Spectrum cable internet; 3 networks – guest, staff & cottage
- Cell service: Good for Verizon & ATT



### The Hotel

Constructed circa 1940, and fully reimagined in 2021, the team behind Rest Co. has thoughtfully considered every detail in its execution.

After stepping through the impressive glass entrance, guests are greeted in the hotel's intimate lobby.



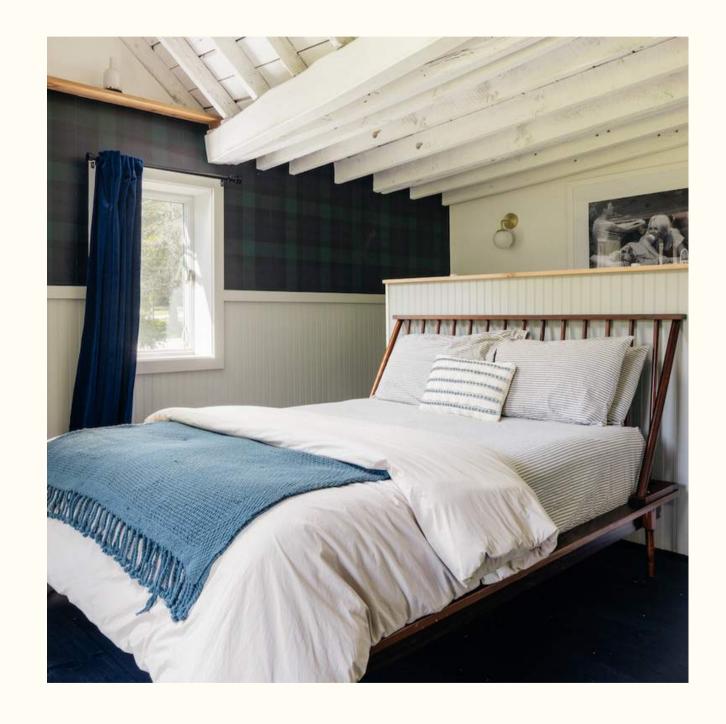
### The Suites

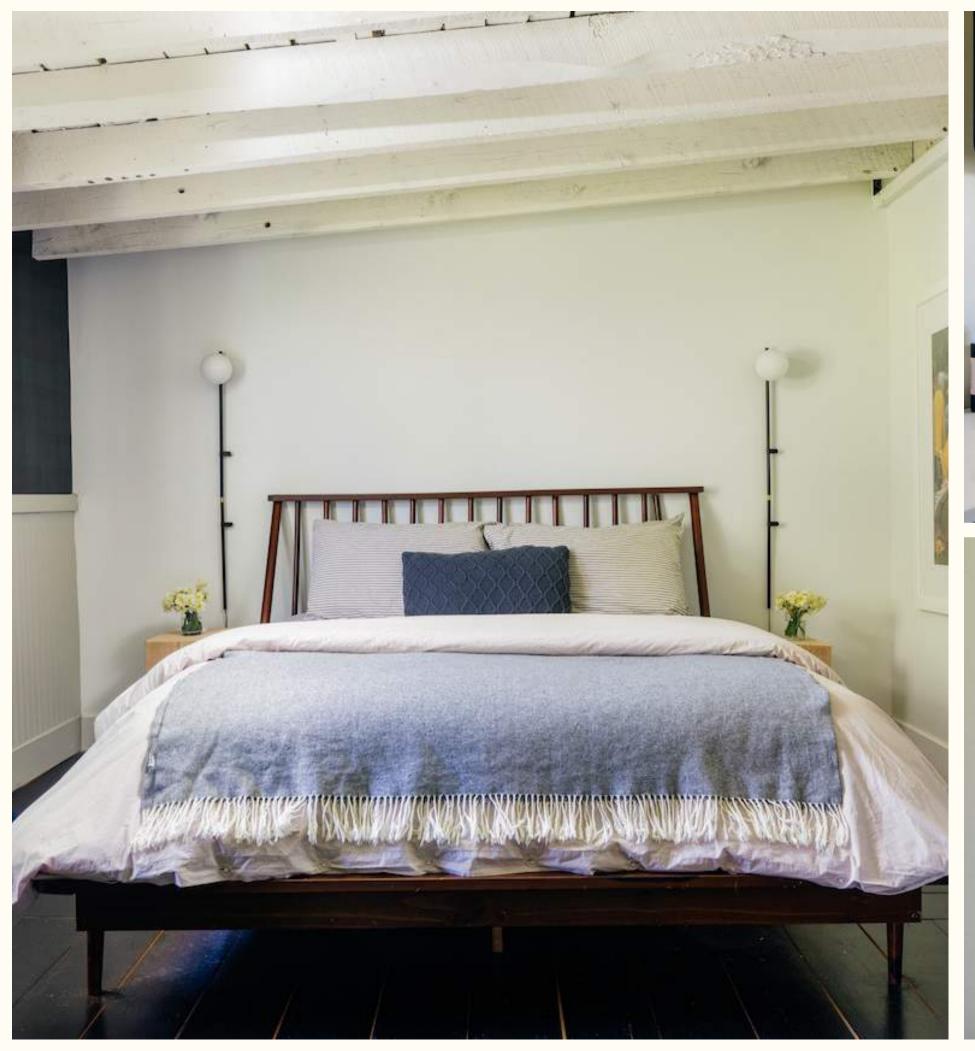
Upstairs, five newly renovated guest suites blend modern and farmhouse design, with tongue-and-groove wainscoting, geometric light fixtures, and pristine bathrooms.

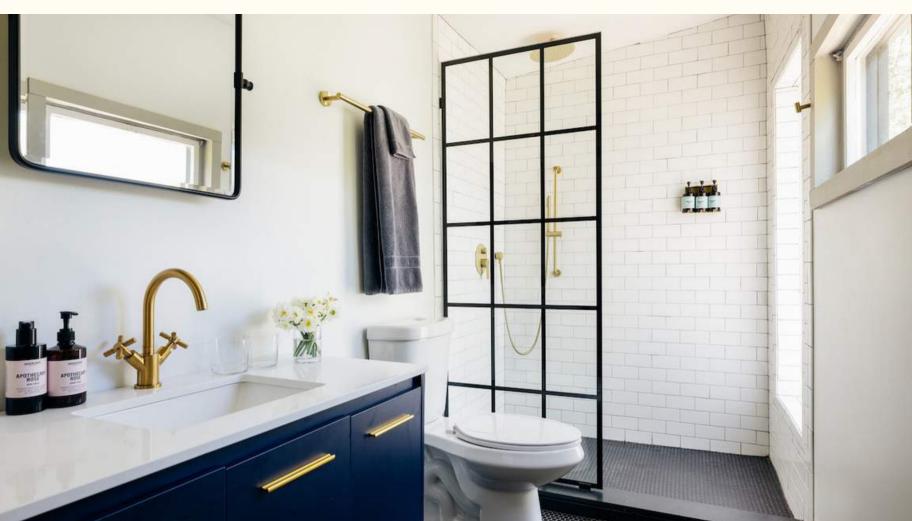
Guests staying in the two larger suites can soak in oversized tubs, and enjoy private entrances, dinettes and seating areas.

Guests in the three main suites have beautiful walk-in showers with oversized rain showerheads, plenty of natural light, desks and work spaces, and seating areas.

An innkeeper's office with a full bathroom on the ground floor allows for staff privacy and management.

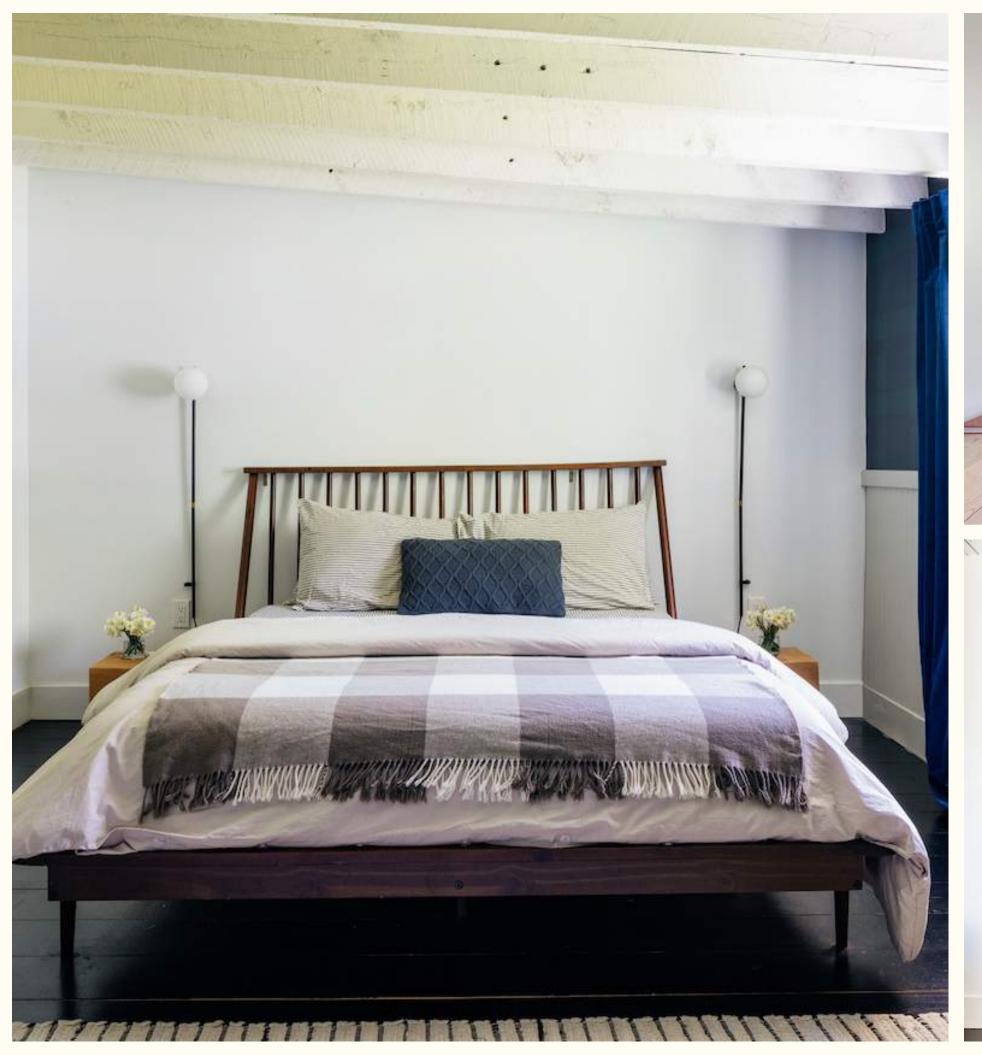
















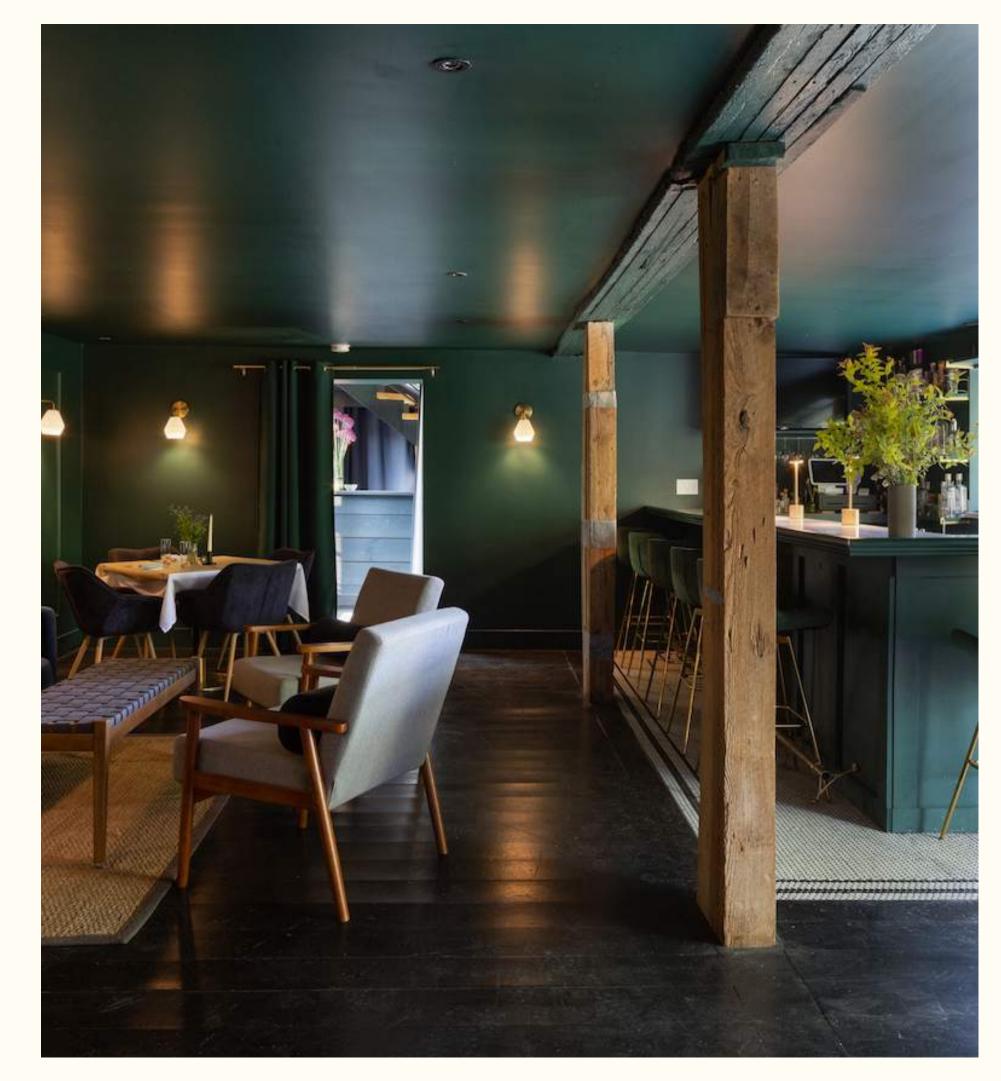


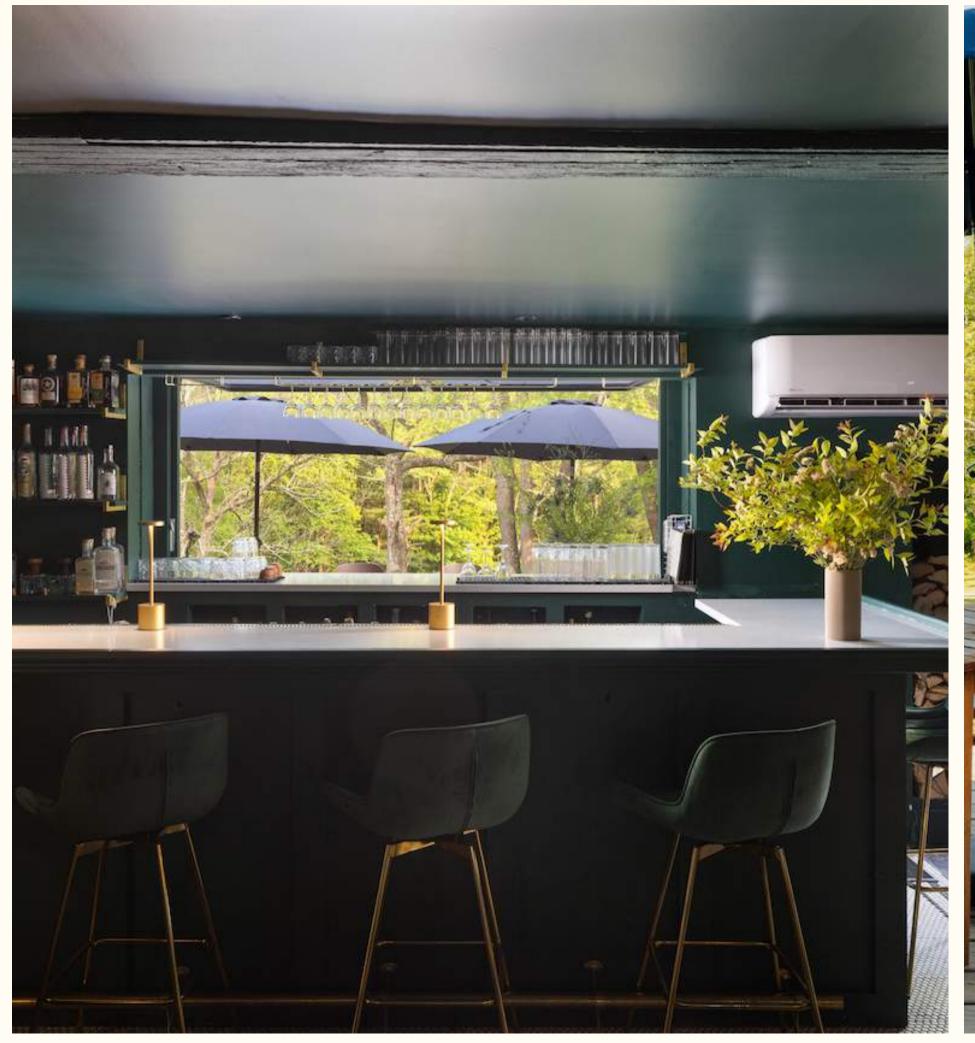
### The Restaurant & Bar

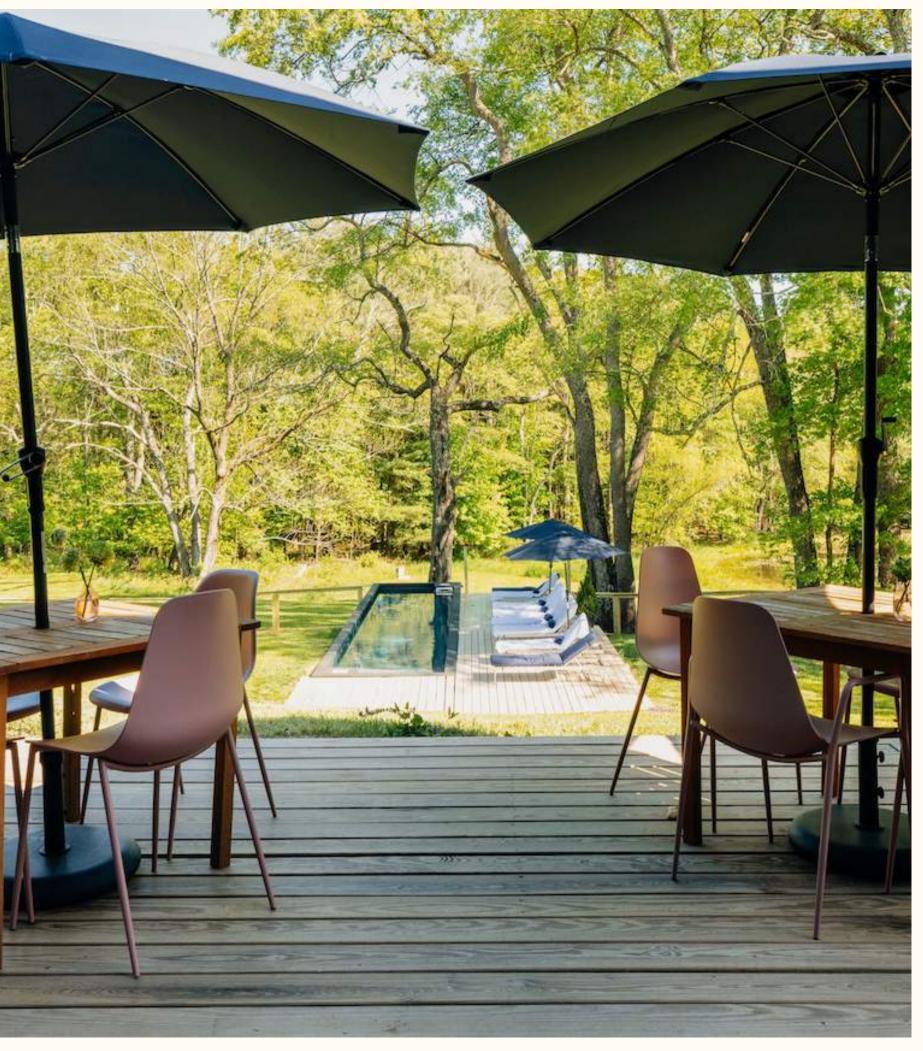
Dining is in the form of a cozy, art deco-inspired restaurant with both indoor and outdoor seating.

One of the biggest draws once on site is the indoor/outdoor 10-seat bar. With a dedicated mixologist and the operational capacity to batch all of the cocktails, the bar is a destination for guests to try something inventive, refreshing, and always tasty.

The restaurant is fully functional, profitable, and easily executed by the core staff. From locally raised ingredients to inventive vegan comfort food, the menu is aspirational, yet comfortable. The staff onsite are trained to make the food with minimal overhead, and maximum flavor and plating.





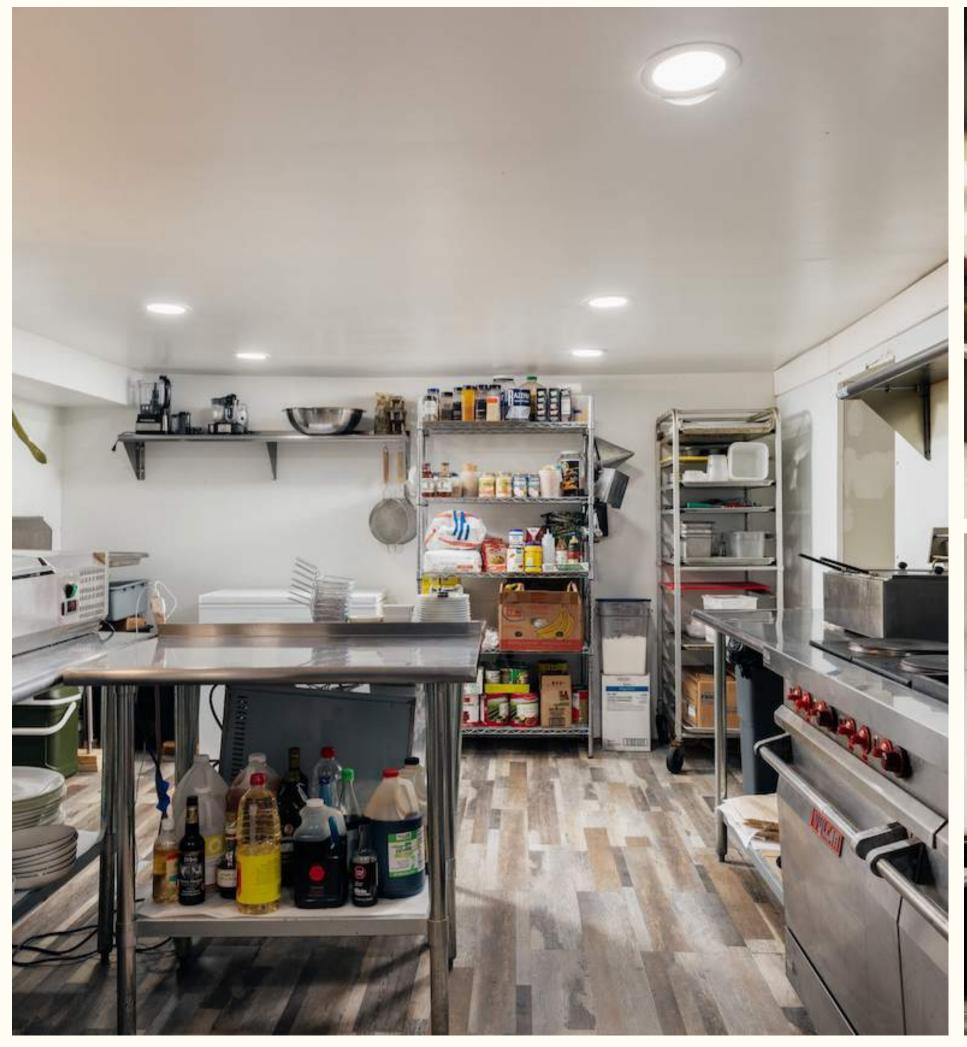




















### Hotel Details

#### Floor 1 – Restaurant & Bar

- Commercial kitchen
- Full bar & indoor restaurant
- Outdoor deck dining, bar, fireplace & fire pit
- Guest check-in foyer
- Innkeeper's office & private bathroom
- Utility & storage rooms

#### Floor 2 – Guest Suites

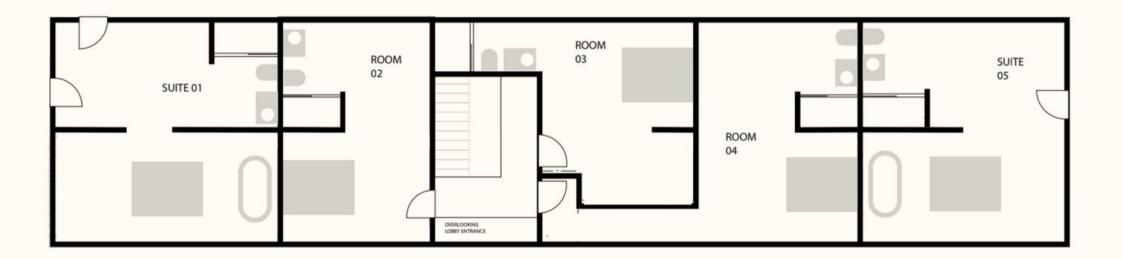
- 5 En suite guest rooms
- Each room equipped with fridge and coffee maker

#### **Utilities**

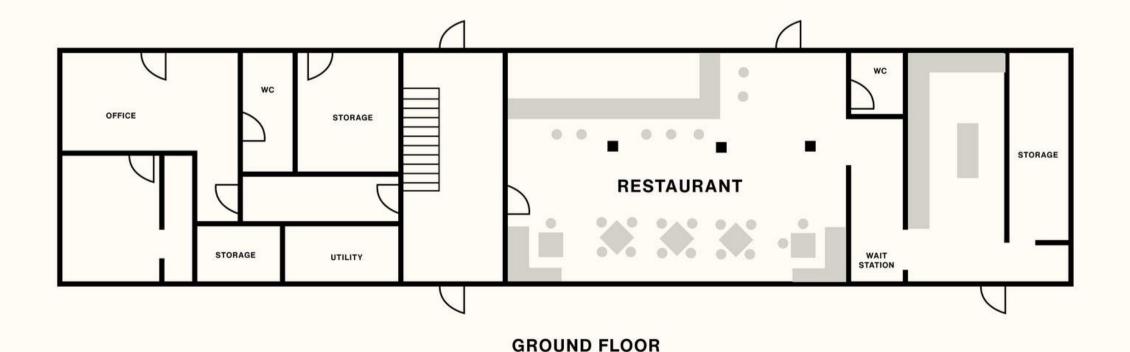
- Heat & A/C: Split system on first floor of main building. Electric PTAC units in each room.
- Fuel: All electric building except for propane to heat the pool. New 1000- gallon propane tank located near northeast property line.
- Water heater: Three 50-gallon tanks in main building. Electric stand-alone.
- Electric: NYSEG, 4 electric meters
- Water: Drilled well; located in front yard
- Septic: Two systems for the hotel 1000-gallon and 1200-gallon tanks – located under the back deck. Pumped every three months.

### **Appliances**

- Commercial oven/range
- Walk-in cooler
- Dishwasher large residential, not commercial
- Washer/dryer, large capacity, LG, wifi/remote



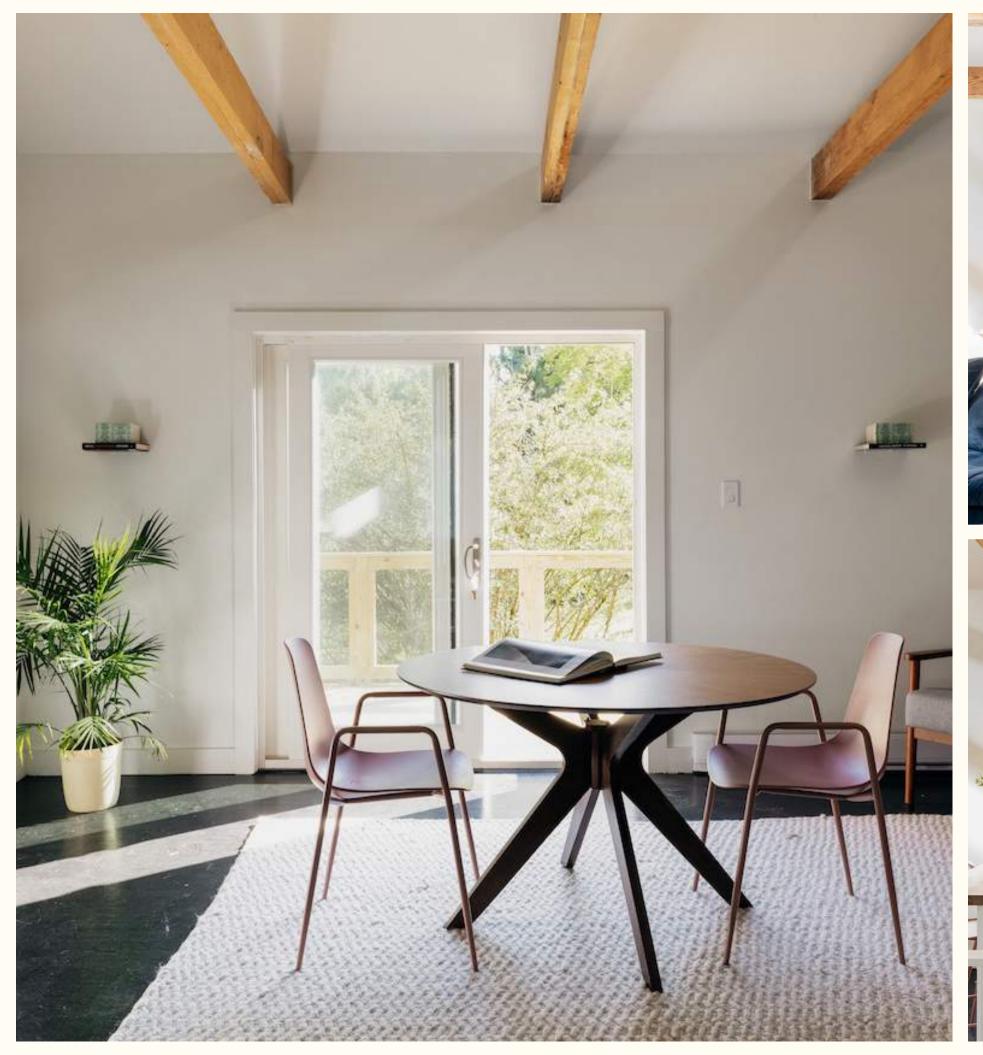
#### SECOND FLOOR

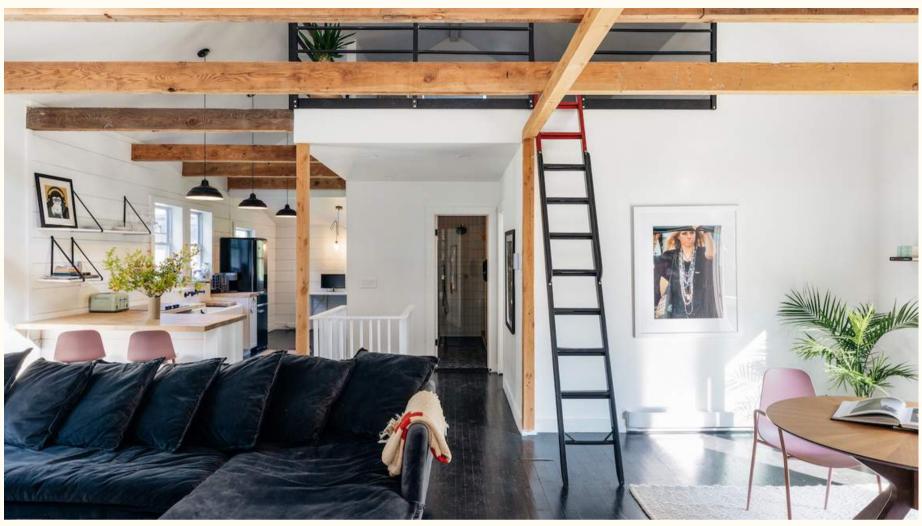


# The Cottage

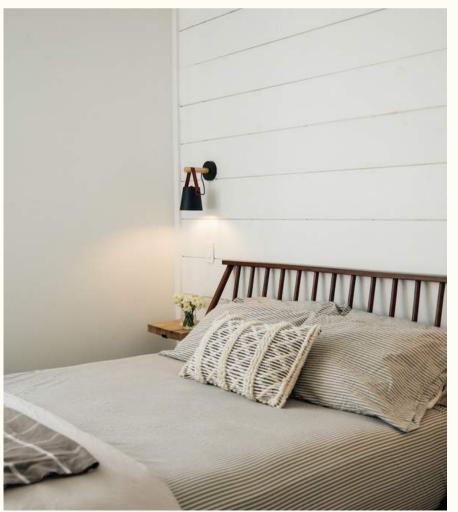
A stone's throw from the main hotel is the Innkeeper's Cottage - a 1-bed, 1-bath cottage with bonus sleeping loft, kitchen, living room, dinette, soaking tub, and plenty of WFH areas. The open-plan living space is anchored by a vintage Malm fireplace.











# Cottage Details

#### Floor 1

- Open plan living and dining rooms
- Kitchen
- Primary bedroom with soak tub
- Full shared bathroom

#### Floor 2

Sleeping loft

#### **Utilities**

- Heat & A/C: Electric baseboard heat; Window units & fans for cooling
- Fuel: Electric
- Water heater: 50-gallon electric stand-alone water heater
- Electric: NYSEG, one electric meter
- Water: Drilled well; located under hotel commercial kitchen
- Septic: 1000-gallon concrete tank located in back yard near the steps. Refurbished in 2021.
  Pumped annually.

### **Appliances**

- Induction cooktop
- Microwave
- Hookup for washer/dryer (no w/d)



Year built 1944 Year Renovated 2022 Square footage 688

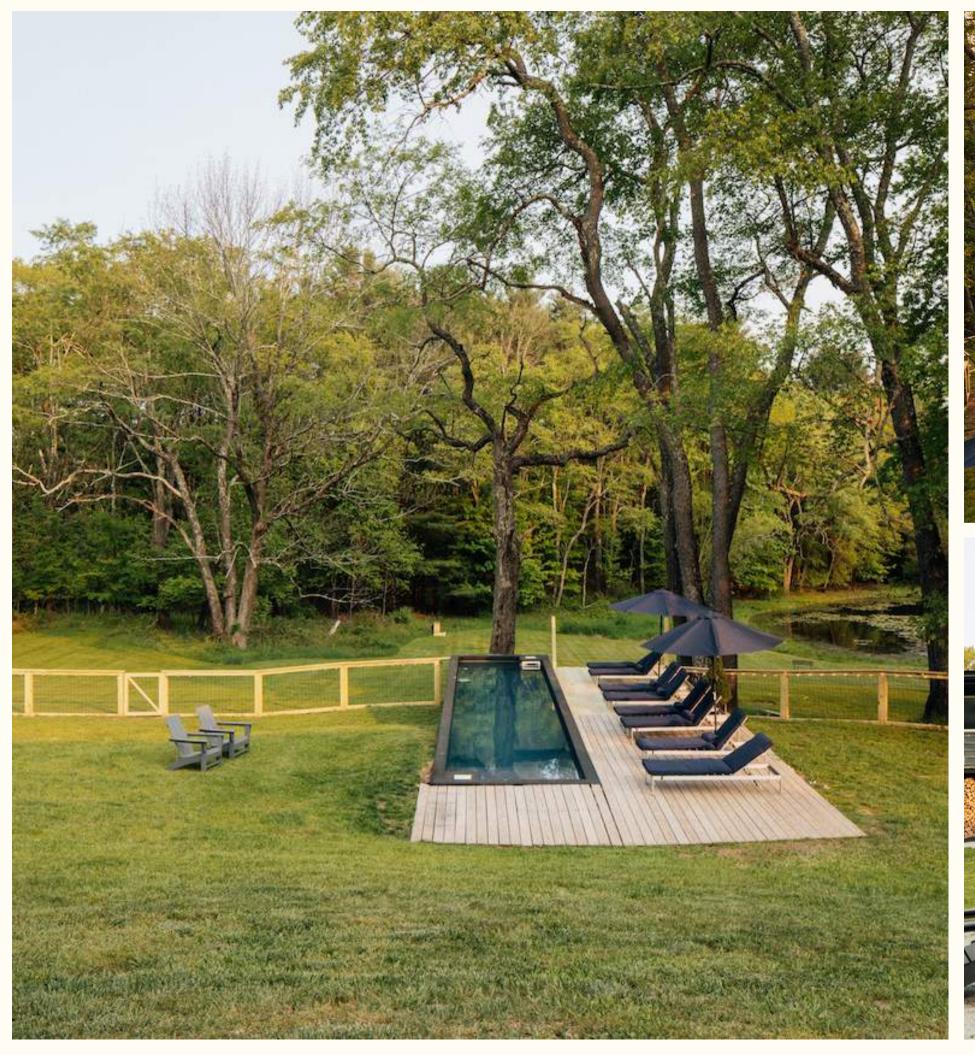
### The Grounds

The 1/4 acre pond and 6.52 verdant acres of grass and woodland allow guests to wander and lose oneself for a while.

A mod pool custom made from a shipping container acts as both a refreshing pool in the summer, and as a heated pool during the fall and winter. *Hint - This is your ace in the hole for winter bookings.* 

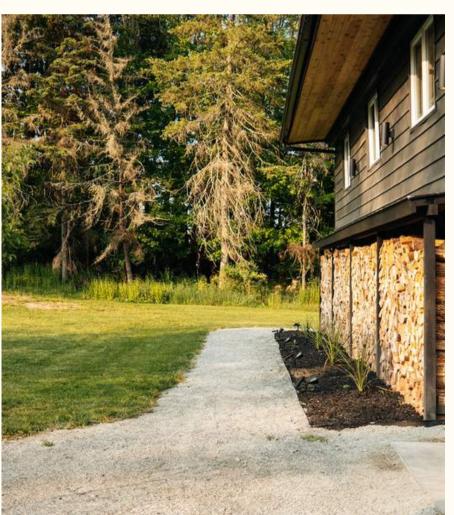
This landscape also allows for potential growth across a number of channels, from additional rooms to sleeping tents, and even the perfect spa location by the pond. Not to mention the backdrop for potential wedding and events.













# Operational Details

#### Renovation Highlights

Nearly all hotel and cottage major systems are new from 2022, including:

- Electrical
- Plumbing
- Bathrooms
- Kitchens
- Guest suites
- All utilities, appliances and amenities

The hotel roof is new from 2022, and cottage roof is around 10 years old.

The septic systems were existing but updated as needed in 2021.

### Certificate of Occupancy & Usage

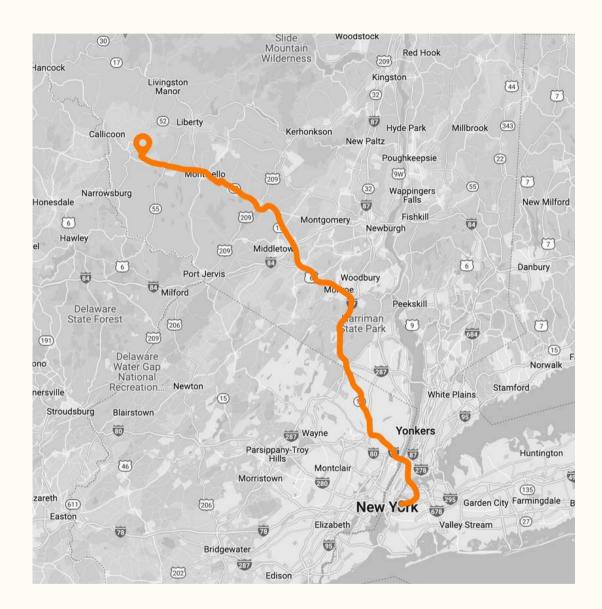
The Certificate of Occupancy allows for operation as a 5-bedroom bed & breakfast. Opportunities exist to expand rentals into the Innkeeper's Cottage and to explore event/wedding rentals.

The bar and restaurant are for guest use only, though opportunities exist to expand to the public.

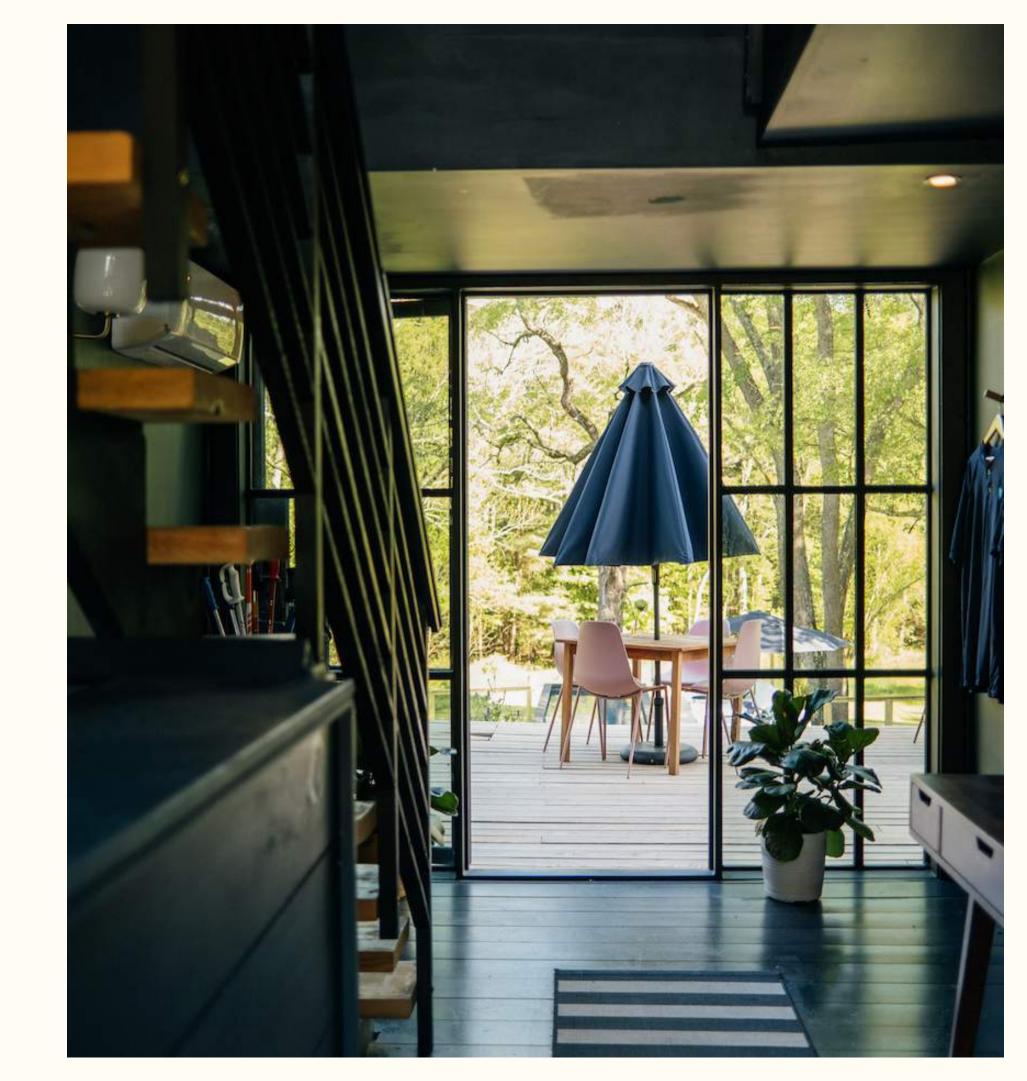
Buyer to confirm all pertinent information including square footage, property taxes, allowable uses.

### The Location

Just 100 miles from NYC, Rest Co. provides guests plenty of opportunities for upstate discovery and adventure. Just a few short minutes from Jeffersonville for all your basics and extras, and then a few minutes further to Catskills hot spots like Livingston Manor, Callicoon and Narrowsburg.



### Purchase Scenarios



### Purchase \$1.999m

Includes:

Sale of the real estate Sale of the business, FFE, contents & IP 3-Month Transition Training

# Seller Finance Purchase \$2.3m

Includes:

\$1.3m Down

\$1m Seller Finance (5yr term, 8%)

Sale of the real estate

Sale of the business, FFE, contents & IP

3-Month Transition Training

# Private Showings

#### robin@catskillmountainhouses.com

Buyer proof of funds and bank pre-approval required to schedule showings.

