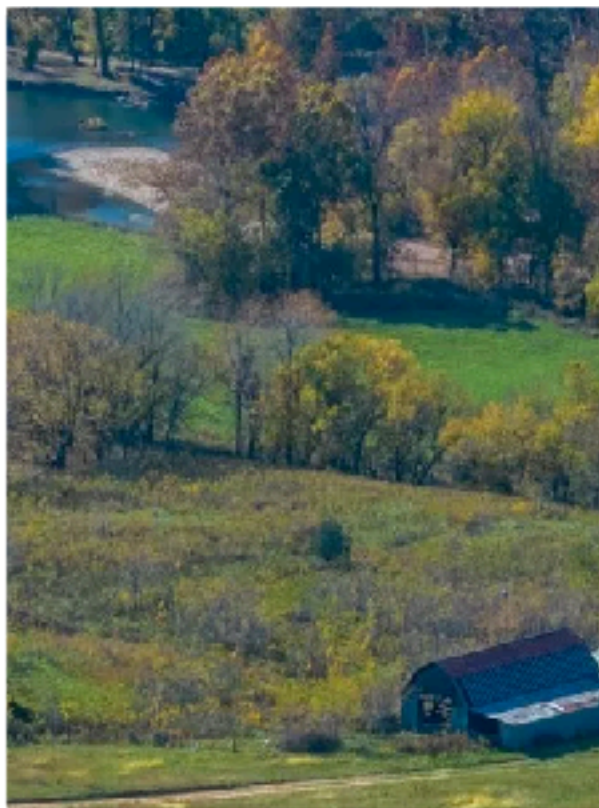


KORB's Agri-Tourism Resort

GLAMPING



WEDDINGS



AGRICULTURE



Table of Contents

EXECUTIVE SUMMARY

CONCEPT IMAGES

REVENUE STREAMS

RESTAURANT & BAR

WEDDING

GLAMPING & CATTLE

PHASE ONE INVESTMENT

SAND SPRINGS

SSR FINANCIALS

SSR HOTEL PHOTOS

SSR BAR & GRILL PHOTOS

FLOAT THE NIANGUA

BENNET SPRINGS SP

AREA ATTRACTIONS

LEBANON, MISSOURI

NON DISCLOSURE

Disclaimer:

All data provided by KORB, LLC is for informational purposes only. Investors are encouraged to thoroughly review and independently verify the contents to their satisfaction before making any investment decisions, ensuring that the data provided accurately represents the property's activity.

Confidentiality:

Potential investors and/or co-brokers agree to keep the information contained in this packet confidential in the strictest manner. None of the provided information will be copied or used in any way detrimental to the KORB, LLC, nor for any purpose other than evaluating a potential investment in the property.

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KORB's Agri-Tourism Resort

SUMMARY

KORB's Agricultural Resort is a unique agri-tourism destination located near Bennett Springs State Park in Missouri. Nestled along the picturesque Niangua River, our resort offers a blend of rustic charm, natural beauty, and recreational activities. From weddings to music & artisan festivals, horseback riding to wine tasting, our diverse offerings cater to a wide range of visitors seeking an authentic farm experience. With Bennett Springs State Park attracting 1,324,725 visitors in 2022, representing just a fraction of those who flock to float on the river, our resort is primed to satisfy the demand for elevated accommodations and unforgettable experiences along the Niangua River.

PHASE ONE

The project commences with the installation of essential infrastructure. Our resort features stunning landscapes, gorgeous wedding venue, complete with highland cattle, gardens, vineyard, flower gardens, biking path, riverside restaurant, bar trailer, glamping tents, and scenic picnic areas. Capitalizing on our prime Niangua River location, we attract river floaters, offering convenient dining options and shuttle services to Bennett Springs Access parking. Collaborating with our Kansas City network, we're excited to host three summer music and artisan festivals, enhancing guest experiences and spotlighting local talent and artisans.



PHASE TWO

Once our initial concept has been proven successful, we elevate our offerings by creating a larger wedding venue atop the hill, overlooking the breathtaking countryside. Furthermore, nestled along the hillside, we aim to establish an artisan village, serving as a hub for traditional craftsmanship and skill development. Artisans ranging from bakers and cobblers to haberdashers, fiber artists, metalworkers, and wood craftsmen will find a nurturing environment to practice and pass on their time-honored techniques. Integrating modern technology where beneficial, our focus remains steadfast on preserving the authenticity and artistry of these trades. This visionary project will transform our resort into a destination unlike any other in America, offering visitors a glimpse into the past while embracing the potential of the future.



Concept Images

Resort Revenue Streams

WEDDING VENUE

3 Weddings per Weekend
55% Occupancy= 70 Weddings
\$ Venue Rental + \$ Bar
55% Expenses

Total Revenue: \$794,000
Total Expense: \$436,000
Net Operating Income: \$358,000



FINISHED BEEF

25 Whole Beef \$5.50/lb
63% Expenses

Total Revenue: \$110,000
Total Expense: \$70,000
Net Operating Income: \$40,000

GLAMPING

30 Glamping Tents
\$150 per night
7300 Total Nights
25% Occupancy
37% Expenses



Gross Profit: \$330,00
Total Expense: \$125,000
Net Operating Income: \$206,000

RESTAURANT

\$30 Average Ticket Price
1,500,000 Niangua Tourists Annually
1% of tourists eat at KORB
67% Expenses

Total Sales: \$450,000
Total Expense: \$300,000
Net Operating Income: \$150,000

FLOAT TAKE-OUT

Market Rate Price \$5 per Take-out
1,500,000 Niangua Tourists Annually
1% of tourists take-out at KORB
No Expense

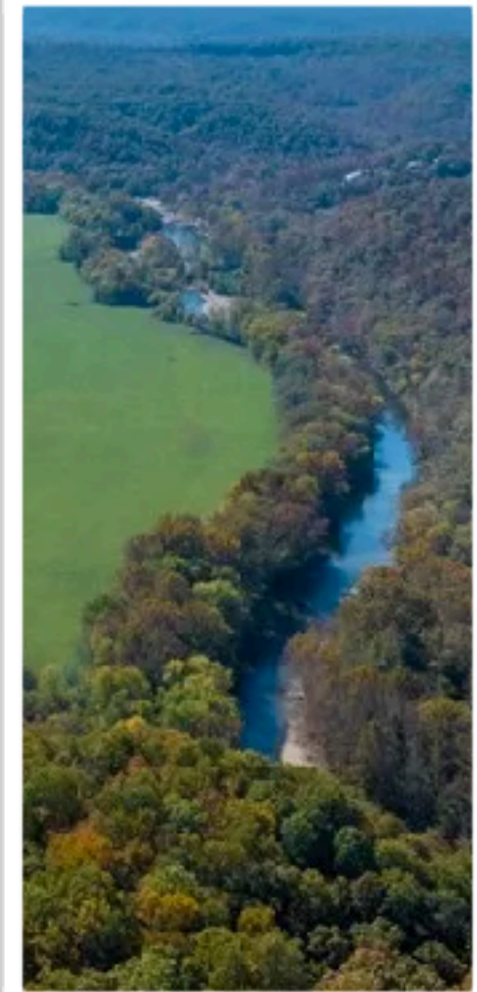
Net Operating Income: \$75,000



TOTAL RESORT REVENUE

Total Revenue: \$1,759,000
Total Expense: \$931,000

Net Operating Income: \$828,000



CONCERTS

Event NOI: \$50,000
3 Events: \$150,000

Restaurant Financials

	Monthly	Annually
Sales	\$75,000	\$450,000
COGS	\$22,500	\$135,000
Gross Margin	\$52,500	\$315,000
Utilities	\$375	\$2,250
Insurance	\$450	\$4,050
Marketing	\$1,500	\$10,500
Dry Goods	\$3,750	\$22,500
Office Supplies	\$375	\$2,250
Repairs/Main	\$3,750	\$22,500
Internet	\$150	\$1,800
Music/Entertain	\$2,250	\$13,500
Payroll	\$4,320	\$25,920
Payroll Taxes	\$1,080	\$6,480
Account/Legal	\$500	\$7,000
Subtotal Expenses	\$18,500	\$121,250
Loan Payment	\$1,062	\$10,620
Total Op Expense	\$19,562	\$131,870
Gross Profit	\$32,938	\$183,130
Sales Tax	\$5,700	\$34,200
NOI	\$27,238	\$148,930

Bar Trailer Financials

	Monthly	Annually
Sales	\$75,000	\$450,000
COGS	\$13,500	\$81,000
Gross Margin	\$52,500	\$369,000
Utilities	\$375	\$2,250
Insurance	\$450	\$5,400
Dry Goods	\$5,250	\$31,500
Repairs/Main	\$3,750	\$22,500
Payroll	\$4,320	\$25,920
Payroll Taxes	\$1,080	\$6,480
Account/Legal	\$500	\$7,000
Subtotal Expenses	\$15,725	\$101,050
Loan Payment	\$1,062	\$10,620
Total Op Expense	\$16,787	\$111,670
Gross Profit	\$35,713	\$257,330
Sales Tax	\$5,753	\$34,515
NOI	\$29,961	\$222,815

Wedding Venue Financials

	Iowa Venue 2023	Projections 2025
Rental Fee Avg	\$6,472	\$6,333
Occupancy	44%	45%
# of Weddings	68	70
Rental Income	\$440,114	\$444,600
Bar Income	\$337,316	\$342,033
Other Income	\$5,550	\$5,628
Total Revenue	\$782,980	\$793,929
COGS	\$76,893	\$77,968
Bar Labor	\$35,323	\$35,817
Payroll	\$130,696	\$132,524
Marketing	\$8,238	\$8,353
Insurance/License	\$11,372	\$11,531
Cleaning	\$34,287	\$34,766
Live Music Artist	\$4,890	\$4,958
Snow/Lawn Care	\$15,282	\$15,496
Tech/Subscript	\$5,624	\$5,703
Office/Equipment	\$10,053	\$10,194
Maintenance	\$7,214	\$7,315
Supplies	\$25,999	\$26,363
Utilities	\$21,856	\$22,162
Sales Tax/Tips/Fees	\$40,360	\$40,924
Laundry	\$1,680	\$1,703
Bank Charges	\$256	\$260
Total Expenses	\$430,023	\$436,036
NOI	\$352,957	\$357,892

OVERVIEW

3 WEDDINGS/WEEK FOR 26 WEEKS
 45% OCC= 70 WEDDINGS
 VENUE RENTAL + \$ BAR
 55% EXPENSES

TOTAL REVENUE: \$794,000
 TOTAL EXPENSE: \$436,000
 NET OPERATING INCOME: \$358,000

PRICING

PEAK SEASON (MAY-OCTOBER)
 FRIDAY: \$6,500, W/ THURS 10AM-5PM
 SATURDAY: \$7,500, 8AM-12AM
 SUNDAY: \$5000, 8AM-12AM

OFF SEASON (APRIL & NOVEMBER)
 FRIDAY: \$5,500, W/ THURS 10AM-5PM
 SATURDAY: \$6,500, 8AM-12AM
 SUNDAY: \$5000, 8AM-12AM

WINTER (DECEMBER-MARCH)
 FRIDAY: \$4,500, W/ THURS 10AM-5PM
 SATURDAY: \$5,500, W/ FRI 10AM-5PM
 SUNDAY: \$5000, 8AM-12AM

WHAT'S INCLUDED

SPACE FOR 300 GUESTS
 PROPERTY USE FROM 8:00AM-12:00AM
 WOOD RECTANGLE TABLES (SEAT 8)
 BLACK CROSS BACK CHAIRS
 2 PRIVATE WINGS/ PREPARATION SUITES
 ENSUITE BATHROOMS
 INDOOR & OUTDOOR CEREMONY LOCATIONS
 OUTDOOR COVERED PATIO WITH SEATING
 OUTDOOR COURTYARD AREA WITH FIRE PITS
 PUTTING GREEN & GAMES
 TABLE RUNNERS (BLACK OR WHITE)
 3 BACKDROP OPTIONS FOR CEREMONY
 BAR SERVICES
 CATERING PREP KITCHEN
 USE OF SOUND SYSTEM
 SETUP & TEAR DOWN ON DAY OF EVENT
 WEEKDAY REHEARSAL
 POST-EVENT CLEANING SERVICES
 TEMPERATURE CONTROLLED SPACE INDOORS
 SPECIAL RATES AT SAND SPRINGS RESORT
 SHUTTLE SERVICE AVAILABLE

Glamping Financials

	25% Occupancy	50% Occupancy
Gross Rentals	\$1,095,000.00	\$1,095,000.00
Vacancy	-\$821,250.00	-\$547,500.00
Store	\$60,833.33	\$60,833.33
Laundry	\$1,825.00	\$1,825.00
Total Income	\$336,408.33	\$610,158.33
COGS	\$4,854.50	\$4,854.50
Gross Profit	\$331,553.83	\$605,303.83
Account/Legal	\$895.20	\$1,634.32
General/Admin	\$2,254.57	\$4,116.07
Payroll	\$25,761.73	\$47,032.11
Repair/Maintain	\$4,475.98	\$8,171.60
Insurance	\$2,022.48	\$3,692.35
Taxes	\$1,491.99	\$2,723.87
Utilities	\$22,413.04	\$40,918.54
CC Fees	\$5,603.26	\$10,229.63
Supplies	\$5,139.08	\$9,382.21
Advertising	\$895.20	\$1,634.32
Other	\$22,413.04	\$40,918.54
PM Fee	\$14,919.92	\$27,238.67
Cap Ex	\$16,577.69	\$30,265.19
Expense Total	\$124,863.18	\$227,957.42
NOI	\$206,690.65	\$377,346

Finished Beef Financials

Cattle	25 Head	50 Head
Market Steer Sales	\$113,231	\$226,463
Less Death Loss	\$2,265	\$4,529
Total Income	\$110,967	\$221,933
Purchased Steer Calf	\$47,678	\$95,355
Purchased Feed	\$12,342	\$24,684
Labor	\$885	\$1,770
Vet/Drugs/Supplies	\$294	\$588
Marketing	\$2,774	\$5,548
Machinery & Feed Prep	\$1,685	\$3,370
Utilities	\$150	\$300
Facility & Equipt Repair	\$275	\$550
Professional Fees	\$25	\$50
Miscellaneous	\$25	\$50
Operating Interest	\$2,935	\$5,870
Total Operating Cost	\$69,068	\$138,136
Depreciation	\$113	\$225
Interest	\$150	\$300
Insurance	\$328	\$656
Total Ownership Cost	\$591	\$1,181
Expense Cost	\$69,658	\$139,317
NOI	\$41,308	\$82,616

Phase One Investment Options

FULL DEVELOPMENT

200 Acres in Missouri \$1,500,000
2 Mile Double Lane Drive \$150,000
Commercial Volume Septic \$150,000
Commercial Volume Well \$40,000
Bath House for Patrons \$70,000
Glamping Tents & Bath \$740,000*
Wedding Venue \$1,000,000*
Amphitheater \$50,000*
Bar Trailer \$75,000
Restaurant \$75,000
5 Acre Vineyard \$100,000*
Cattle & Infrastructure \$100,000
Machinery \$200,000*
Cash Flow & Finance \$750,000
Total Infrastructure Cost: \$5,000,000

Net Operating Income: \$828,000
Loan Finance Payment: \$458,334
Investor: \$500,000 at 10% for 3 years
Annual Investor Payment: \$301,586 x2
Cash Flow After Financing: \$68,080

*difference in development plans

LIMITED DEVELOPMENT

200 Acres in Missouri \$1,500,000
2 Mile Double Lane Drive \$150,000
Commercial Volume Septic \$150,000
Commercial Volume Well \$40,000
Bath House for Patrons \$70,000
Bar Trailer \$75,000
Restaurant \$75,000
Cattle & Infrastructure \$100,000
Cash Flow & Finance \$840,000
Total Infrastructure Cost: \$3,000,000

Net Operating Income: \$486,000
Loan Finance Payment: \$275,000
Investor: \$300,000 at 10% for 4 years
Annual Investor Payment: \$126,188 x3
Cash Flow After Financing: \$84,812

200 ACRES ON NIANGUA RIVER

Cash Flowing Investment Option

LIMITED DEVELOPMENT & SAND SPRINGS

Sand Springs Resort \$4,000,000
200 Acres in Missouri \$1,500,000
2 Mile Double Lane Drive \$150,000
Commercial Volume Septic \$150,000
Commercial Volume Well \$40,000
Bath House for Patrons \$70,000
Bar Trailer \$75,000
Restaurant \$75,000
Cattle & Infrastructure \$100,000
Cash Flow & Finance \$340,000
Total Infrastructure Cost: \$6,500,000

Net Operating Income: \$969,000
Loan Finance Payment: \$595,835
Investor: \$650,000 at 10% for 4 years
Annual Investor Payment: \$273,408 x3
Cash Flow After Financing: \$99,757

SSR PURCHASE PRICE
ORIGINAL PRICE: \$5,500,000
REDUCED PRICE: \$4,750,000
OFFER PRICE: \$4,000,000



SAND SPRINGS RESORT 2022 FINANCIALS

TOTAL REVENUE: \$1,417,834
TOTAL EXPENSE: \$1,082,382
NET OPERATING INCOME: \$335,453
NET CASH INCOME: ≤\$300,000
TOTAL NET INCOME: \$635,453

Sand Springs Resort Financials

	2020	2021	2022	Projections
Rooms	\$730,915.00	\$799,229.00	\$709,359.00	\$792,264.00
Food & Beverage	\$473,889.00	\$554,309.00	\$531,046.00	\$524,964.00
Other Operated Departments	\$86,711.00	\$147,930.00	\$177,429.00	\$138,735.00
Misc Cash Income	?	?	?	\$300,000.00
Total Revenue	\$1,291,515.00	\$1,501,468.00	\$1,417,834.00	\$1,755,963.00
Rooms	\$158,797.00	\$235,833.00	\$227,668.00	\$217,811.00
Food & Beverage	\$335,344.00	\$411,962.00	\$436,953.00	\$401,000.00
Other Operated Departments	\$88,464.00	\$98,612.00	\$111,509.00	\$101,024.00
Total Departmental Expenses	\$582,605.00	\$746,407.00	\$776,130.00	\$719,835.00
Departmental Profit	\$708,910.00	\$755,061.00	\$641,704.00	\$1,036,128.00
Admin & Gen	\$186,939.00	\$217,393.00	\$207,245.00	\$205,905.00
Info & Telecommunications	\$12,397.00	\$16,001.00	\$6,061.00	\$17,454.00
Sales & Marketing				\$35,530.00
Prop. Op & Maintenance				\$101,161.00
Utilities	\$41,851.00	\$53,445.00	\$52,199.00	\$54,142.00
Total Undistributed Expenses	\$241,187.00	\$286,839.00	\$265,505.00	\$414,192.00
Gross Operating Profits	\$467,723.00	\$468,222.00	\$376,199.00	\$621,936.00
Management Fee				\$52,679.00
Income Before Fixed Expense	\$467,723.00	\$468,222.00	\$376,199.00	\$569,257.00
Property Tax	\$839.00	\$804.00	\$805.00	\$816.00
Insurance	\$41,356.00	\$48,051.00	\$39,943.00	\$50,000.00
Reserve for Replacement				\$35,119.00
NOI	\$425,528.00	\$419,367.00	\$335,451.00	\$483,322.00

NOTES

**VERBAL FROM REALTOR:
\$300,00 CASH SALES**

**PROJECTION IS CALCULATED
BASED OFF INDUSTRY STANDARDS
WITHOUT REFLECTING
INCREASED OCCUPANCY**

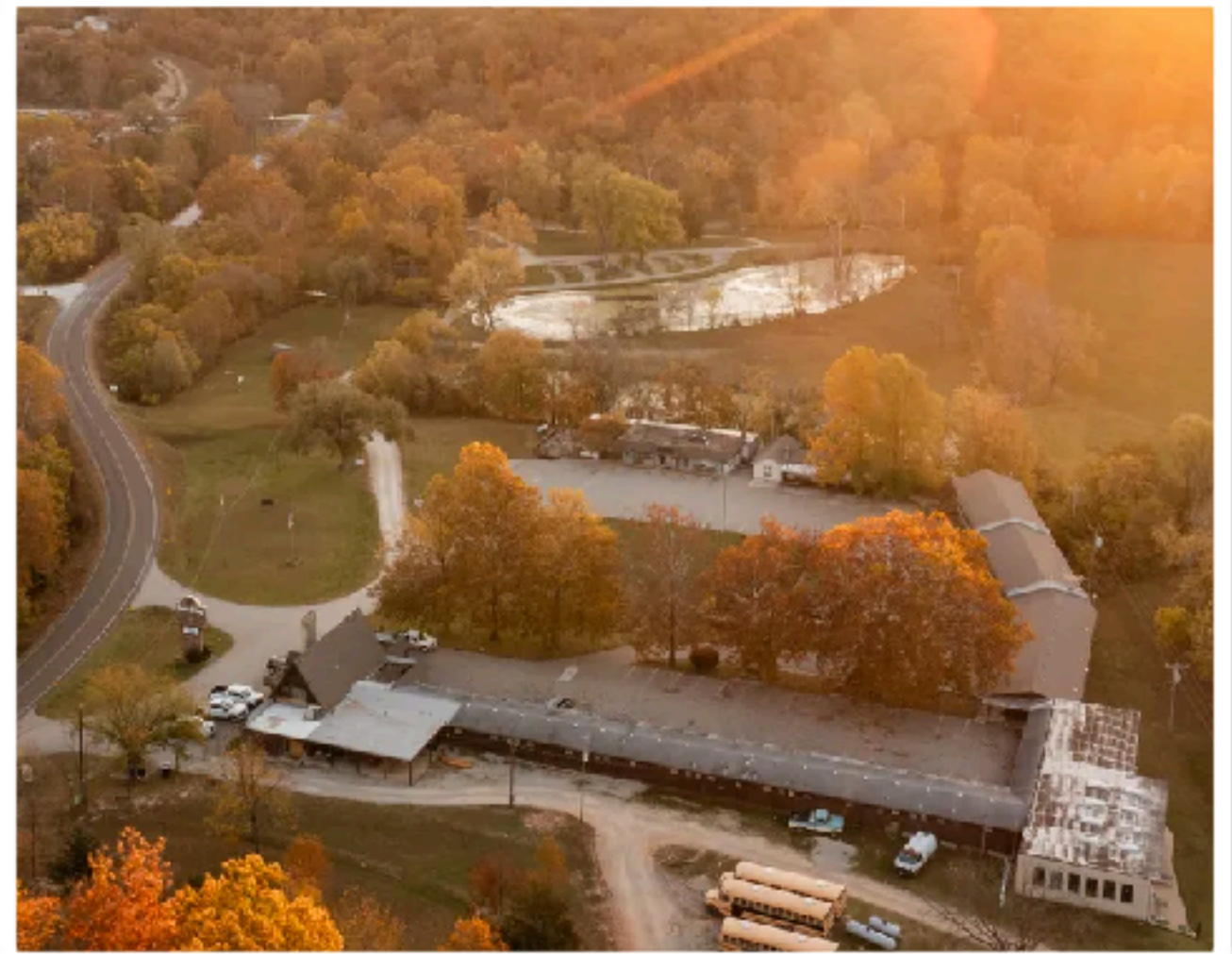
IMPROVEMENTS

**ONLINE BOOKING
MENU REVAMP
STREAMLINE RESTAURANT
UPDATE PRICING
ROOM UPDATES
NEW MATTRESSES
EVALUATE PROPERTY
NEW REVENUE STREAMS
RETAIL LEASE
GAS STATION LAND LEASE**



SAND SPRINGS RESORT

52 UNITS
30 CAMPSITES





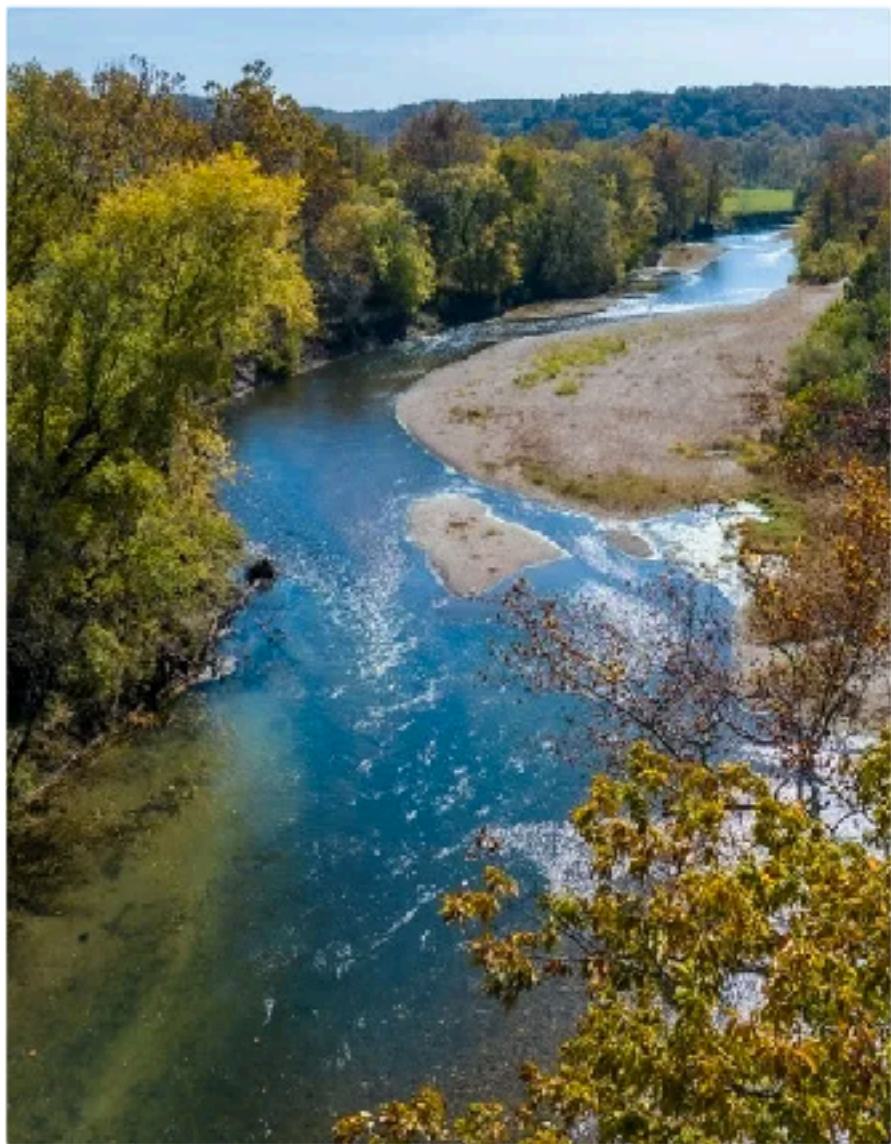
THE GRAVEL BAR & GRILL



Float the Niangua River

SUMMARY

Strategically located along the Niangua River's float routes, KORB's Agri-Tourism Resort serves as a convenient take-out spot for floaters. Guests can park their watercraft on KORB's gravel bar and enjoy a delicious meal at the restaurant, a drink at the bar, or opt for a picnic basket-style meal using our user-friendly app. Float operators offer take-out services at the resort, and KORB provides a complimentary shuttle to Bennett Springs Access for restaurant patrons. Our resort encourages guests to unwind and enjoy the tranquil surroundings with gardens, yard games, and scenic spots along the riverbank, inviting guests to relax after their float journey.



ROUTE

KORB to North Riverfront: **3 miles**

Bennett Springs Access to KORB: **5 miles**

Turkey Ridge to KORB: **9 miles**

*Approximate mileage

Moon Valley to KORB: **12 miles**

Windyville to KORB: **19 miles**

Williams Ford to KORB: **22 miles**

Area float businesses near Bennett Springs:

- **Bennett Spring State Park Store and Concession:** Situated within Bennett Spring State Park, this concession offers float trips along the Niangua River, providing guests with convenient access to the river's scenic beauty.
- **Riverfront Camping & Canoe:** Located across the road from Bennett Springs Access, Riverfront Camping offers canoe and kayak rentals, along with guided float trips, allowing guests to explore the picturesque Niangua River.
- **Sand Springs Resort:** Positioned across the river from Bennett Springs State Park and across the road from Bennett Springs Access, this resort serves as the heart and crossroads of the river district. Their gravel bar provides a unique experience for put-in floaters, with the iconic bridge as a scenic backdrop.
- **Niangua River Oasis:** Just 5 miles from Bennett Springs Access, Niangua River Oasis is the region's top river outfitter, offering canoe, kayak, and tube rentals for unforgettable float trips along the Niangua River. Conveniently located opposite KORB's resort, guests can seamlessly integrate outdoor adventures with their stay.



Bennett Spring State Park

BY THE NUMBERS

LOCATION: Dallas and Laclede counties
NUMBER OF ACRES: 5,338.55
NUMBER OF FULL-TIME STAFF: 11
NUMBER OF PART-TIME STAFF: 8
VOLUNTEER HOURS:* 9,756
STEWARDSHIP HOURS: 1,936.90
2022 ATTENDANCE:* 1,324,725

MILES OF TRAIL: 13.8
NUMBER OF STRUCTURES: 60
MILES OF ROADWAYS: 6.94
NUMBER OF PROGRAMS PRESENTED:* 237
STATE SALES TAX PAID:** \$186,620.16
LOCAL SALES TAX PAID:* ** \$52,474.50
TOTAL SALES TAX: \$239,094.66

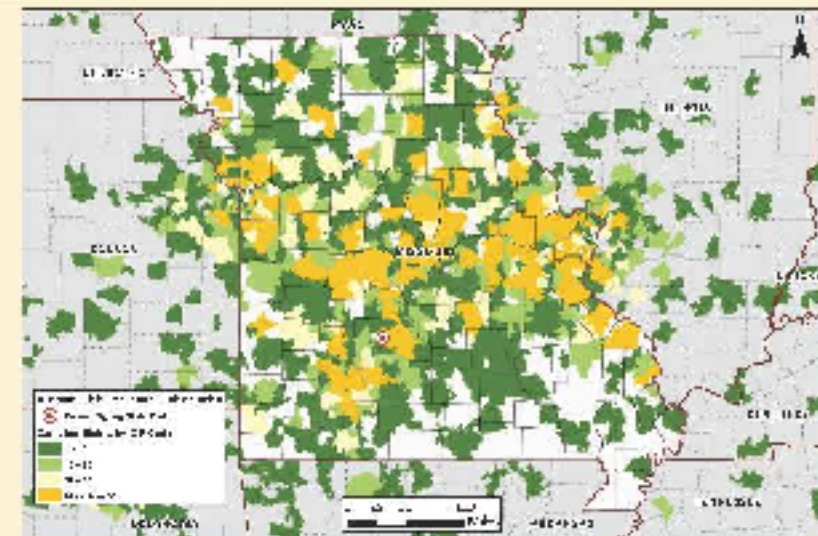
BUDGET

SMALL MAINTENANCE & REPAIR BUDGET: \$79,000.00
CAPITAL IMPROVEMENTS PROJECTS IN PROGRESS:* 3

CAPITAL IMPROVEMENTS PROJECTS COMPLETED:~ 1
ANNUAL BUDGET: \$782,646.00

CAMPING & LODGING

NUMBER OF CAMPING NIGHTS SOLD:* 27,944
NUMBER OF LODGING NIGHTS SOLD:* ** 10,208
NUMBER OF CAMPSITES: 191
NUMBER OF LODGING UNITS: 165
NUMBER OF OVERNIGHT GUESTS:** 178,350
CAMPING NIGHTS SOLD BY ZIP CODE: >>>>>>>

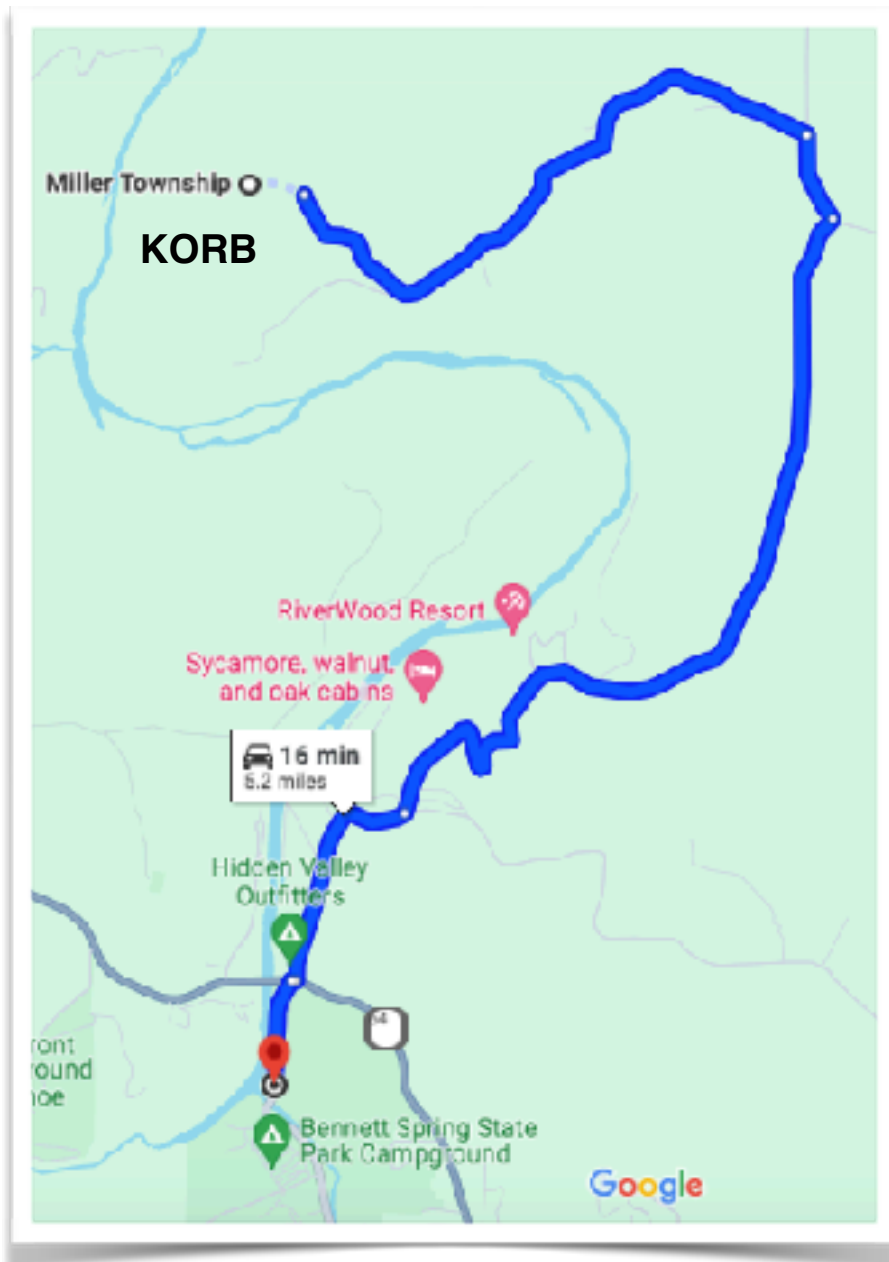


SPECIAL EVENTS

MISSOURI STATE PARK EVENTS: 39
SIGNATURE EVENT: Bennett Traditions

Bennett Springs Area Attractions

5.2 MILES TO KORB



15 MILES TO LEBANON

Near Bennett Spring in Missouri, there are several area attractions within a 30-mile radius:

- **Bennett Spring State Park Visitor Center:** Located within Bennett Spring State Park, this visitor center offers exhibits and information about the park's natural and cultural history.
- **Bennett Spring Hatchery:** Situated within Bennett Spring State Park, visitors can tour the hatchery and learn about trout conservation efforts in the area.
- **Bennett Spring State Park Nature Center:** Explore exhibits on local flora and fauna, wildlife habitats, and conservation efforts within the state park.
- **Lebanon-Laclede County Route 66 Museum:** Located in Lebanon, Missouri, this museum showcases the history and culture of the iconic Route 66.
- **Cowboy Church of the Ozarks:** Enjoy a unique worship experience at this cowboy-themed church located in Phillipsburg, Missouri.
- **Boswell City Park:** This park in Lebanon, Missouri, features walking trails, picnic areas, playgrounds, and sports fields, providing opportunities for outdoor recreation.
- **Bridal Cave:** Explore this spectacular cave system located in Camdenton, Missouri, known for its stunning formations and underground lake.
- **Ha Ha Tonka State Park:** Discover the natural beauty and historic ruins of Ha Ha Tonka State Park, known for its castle-like ruins and scenic overlooks.
- **Cowan Civic Center** - Community center hosting events, performances, and recreational activities in Lebanon, Missouri.
- **Starlite Lanes** - Bowling alley offering lanes for bowling, leagues, and parties, located in Lebanon, Missouri.

These attractions offer a variety of experiences for visitors to enjoy near Bennett Spring in Missouri.

Lebanon, Missouri

RESTAURANTS

- El Charro Mexican Restaurant - Authentic Mexican cuisine with a variety of dishes.
- Dowd's Catfish House - Known for its Southern-style catfish dishes.
- Madison Avenue Bistro - Casual dining offering American fare and comfort food classics.
- Ruby Tuesday - Chain eatery offering classic American dishes and a salad bar.
- Hardee's - Fast-food chain known for its burgers, fries, and breakfast items.

BUSINESS & SERVICE

Tourist Information Centers:

- Lebanon-Laclede Library
- Lebanon Area Chamber

Other Restaurants:

- Sonic Drive-In
- Arby's
- China Buffet
- Casey's General Store (pizza+)

Gas Stations:

- Casey's General Store
- Kum & Go
- Phillips 66
- Break Time
- MFA Oil & Propane
- Shell
- Conoco

Grocery Stores:

- Walmart Supercenter
- Hy-Vee
- Aldi
- Save-A-Lot
- Price Cutter
- Murphy's USA (Walmart)

Retail Stores:

- Walmart Supercenter
- Dollar General
- Orscheln Farm & Home
- Big Lots
- Goodwill
- Dollar Tree
- O'Reilly Auto Parts
- Tractor Supply Co.

Health and Wellness:

- Mercy Clinic Lebanon
- Lebanon Family YMCA

Transportation:

- Greyhound Bus Station
- Lebanon Regional Airport

Banking & ATM Services:

- U.S. Bank
- Regions Bank

