



Starboard CRE
Hotels & Hospitality Group

For Sale

Alder Inn

1072 Ski Run Blvd
South Lake Tahoe, CA 96150



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25 Keys | \$5,395,000

STARBOARDCRE.COM
49 POWELL STREET, SAN FRANCISCO, CA 94102

Address: 1072 Ski Run Blvd. South Lake Tahoe
Price: \$5,395,000
Building Size: 9,600 SF
Units: 25 including managers' unit
Lot Size: 0.574 Acres

HIGHLIGHTS

- Turn-key Opportunity
- 25 Keys Features a 3BD/2.5BA manager's unit(Perfect for Short Term Rental)
- Approx. +/-0.57 acre parcel
- Amenities: Heated Pool/spa, corn hole and sitting area, hammock, ping pong table, and more.
- Approx. +/-1.2 miles from Heavenly Ski Resort
- Approx. +/-0.5 miles to Lake Tahoe



INVESTMENT HIGHLIGHTS

For Sale



Starboard CRE Hotels & Hospitality Group is excited to present the opportunity to acquire the Alder Inn, a 25-unit Inn located in the trendy Ski Run Blvd neighborhood of South Lake Tahoe. The Inn is situated on approximately 0.57 acre parcel, just a few blocks from the shores of Lake Tahoe.

The Inn offers an outdoor heated pool/spa, corn hole, hammock, ping pong table, and other outdoor sitting areas as amenities to the guest.

In recent years several updates have been carried out including the full renovation of the living quarters and all new plumbing throughout each unit. A new pool heater has also been installed.

The property is located in close proximity to South Lake Tahoe beaches, marina, Whole Foods, the first South Lake Tahoe distillery, restaurants, hiking and biking trails, and more.

This information has been secured by Starboard CRE from sources believed to be reliable. It is not guaranteed and should be verified before closing any transaction.

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GUEST / MANAGER'S UNIT

For Sale



The Inn includes a 3-Bedroom and 2.5-Bathrooms remodeled guest/manager's unit with features such as stone countertops, stainless steel appliances, recessed lighting, new kitchen cabinets, a new carpet, and a fireplace. The fully remodeled living quarters consist of 1,256sf, 3 bedrooms, 2.5 bathrooms, a private outdoor living area, and a 2-car carport. There is also a large balcony with peek Lake views overlooking the heated pool and spa areas.



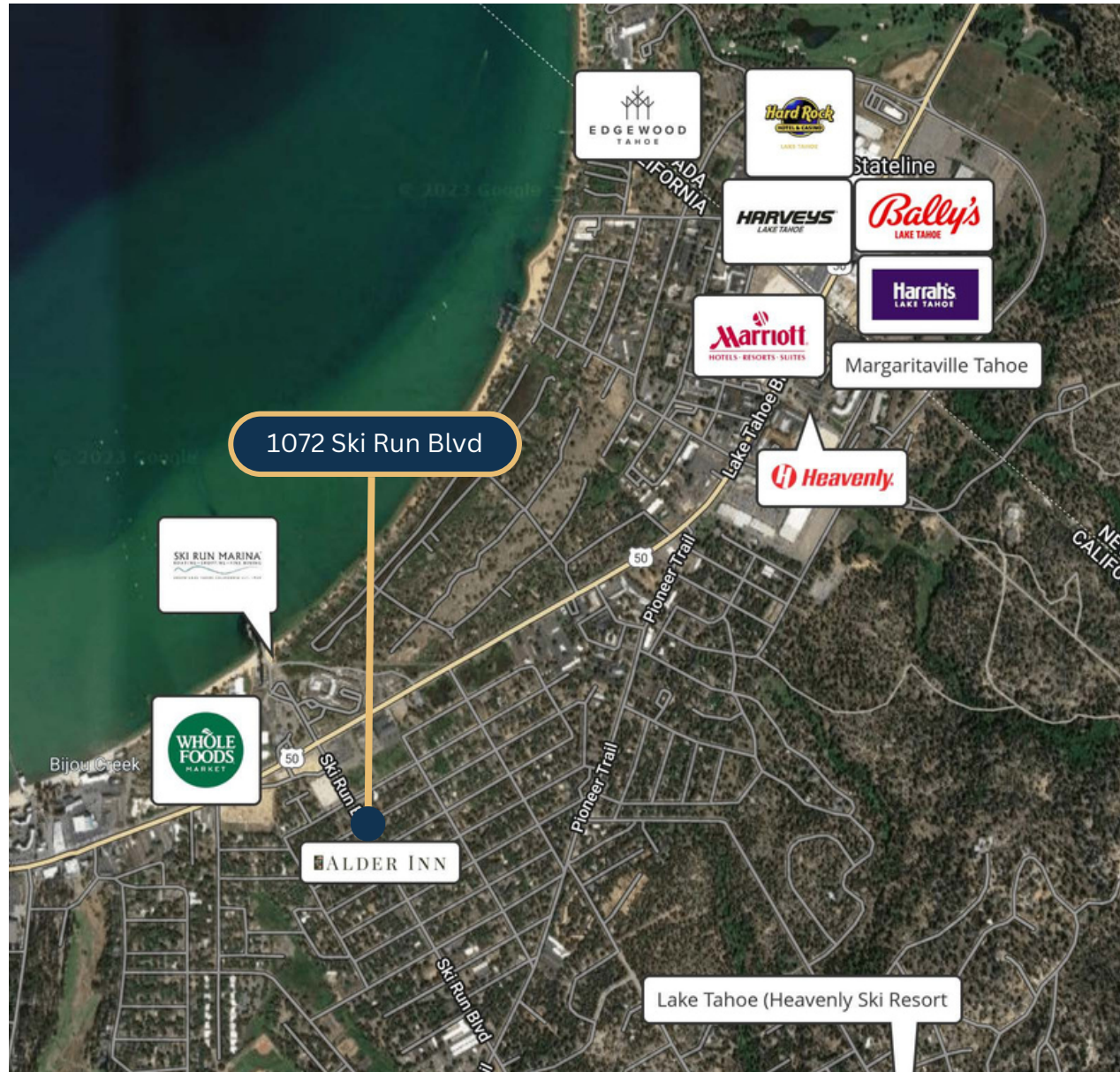
This unit offers an opportunity to generate additional revenue through short-term rentals or by converting the 2 bedrooms into additional keys while leaving the master bedroom with living quarters as a manager or rental unit.

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AERIAL VIEW

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SALES COMPARABLES

For Sale

1	7 Seas Inn	SOLD
<p>South Lake Tahoe, CA 96150</p> <p>Sale Date Sep 16, 2022 Sale Price \$4,250,000 Price/SF \$768.12 Price/Room \$236,111 Actual Cap Rate 9.38% Parcels 029-041-056-000 Comp ID 6150687 Comp Status Research Complete</p>		<p>El Dorado</p> <p>Type 3 Star Hotel Year Built 1966 GBA 5,533 SF Land Acres 0.29 AC Land SF 12,632 SF Zoning TC Sale Condition 1031 Exchange</p> 
2	Dream Inn	SOLD
<p>South Lake Tahoe, CA 96150</p> <p>Sale Date Oct 5, 2022 Sale Price \$5,250,000 Price/SF \$346.83 Price/Room \$228,261 Parcels 027-322-019-000 Comp ID 6183186 Comp Status Research Complete</p>		<p>El Dorado</p> <p>Type 3 Star Hotel Year Built 1959 GBA 15,137 SF Land Acres 1.10 AC Land SF 47,916 SF Zoning TC</p> 
3	The Coachman Hotel	SOLD
<p>South Lake Tahoe, CA 96150</p> <p>Sale Date Dec 5, 2022 Sale Price \$22,257,618 Price/SF \$530.93 Price/Room \$229,412 Parcels 029-041-052-000, 029-041-060-000, 029-610-025-000 Comp ID 6231270 Comp Status Research Complete</p>		<p>El Dorado</p> <p>Type 4 Star Hotel Year Built 1975; Renov 2018 GBA 36,364 SF Land Acres 1.82 AC Land SF 79,377 SF Zoning SLT</p> 
4	Blue Jay Lodge	SOLD
<p>South Lake Tahoe, CA 96150</p> <p>Sale Date Jun 23, 2023 Sale Price \$7,500,000 Price/SF \$492.64 Price/Room \$182,927 Parcels 029-051-019-000 Comp ID 6431532 Comp Status Research Complete - Correction</p>		<p>El Dorado</p> <p>Type 2 Star Hotel Year Built 1966 GBA 15,224 SF Land Acres 0.69 AC Land SF 29,954 SF Zoning TC</p> 

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About us

Starboard CRE Hotels & Hospitality Group, an arm of Starboard Commercial Brokerage based in San Francisco, California, specializes in off-market hotel opportunities across the United States and internationally. Using our vast global network of and relationships with private equity firms, private hotel owners, public and private REITs, family offices, and other hotel brokerages in the TCN Network, we are able to establish differentiation and dominance in our market segment. We have a strong drive to reach and connect with as many players in the hotel industry, both big and small, to uncover potential. We look not only for opportunities for our investors but also to connect and foster relationships between firms with aligned interests and values, creating synergy in the process.

Our off-market hotel portfolio currently consists of over 100 off-market hotel opportunities with more being added weekly. No other hotel brokerage firm could say the same and because of this, we believe we are uniquely positioned to find opportunities where others cannot and ultimately provide unmatched value and service to our clients.

We focus mainly on full and select service hotels as that is the primary criteria of the investors we work with. If you are looking for off-market hotel opportunities, whether it be stabilized assets, entitled land, or development projects, please do not hesitate to reach out so we may send you a weekly copy of our off-market hotel opportunities.

Conversely, if you are a hotel owner looking to offload hotel property off market, we can put it in front of the most active buyers of hotels in the industry without the hassle of having to list publicly and get it done with competitive offers in a discreet manner.

We can also set up a meeting to learn more about you and what you do, what your goals are and if there is any way we can assist with them, our contact information can be found below.

We look forward to hearing from you, thank you.



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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