



OVERVIEW

Cherokee Mountain Cabins are located in western North Carolina nestled in Nantahala National Forest which comprises 90% of the land in Macon County. The cabins are set on 34 acres of pristine creek side property. We are located 2.5 hours north of Atlanta, GA, 2 hours east of Chattanooga, TN, 1.5 hours west of Asheville, NC, and 1.5 hours south of Gatlinburg, TN

The Nantahala area has four distinct seasons with summer highs rarely out of the 80's and even a few snowy winter nights. The streams, rivers, and lakes are crystal clear. We have many outdoor activities nearby – whitewater rafting, mountain biking, horseback riding and hiking the Appalachian Trail to name a few.

After spending over twenty years building and managing rental cabins, we have made a few discoveries of our own. Our monthly income per cabin exceeds \$5,000. We found not only could we enjoy our cabin when we chose, we could also generate enough income to help pay for itself by renting it to our great guests.

We purchased 31 acres adjacent to the original 34 acres. We call the development The Village at Cherokee Mountain. Fifteen home sites were carefully laid out in 1 to 3.6 acre sites. We created unique home sites that not only included rushing creek side but also mountain top views.

All 15 Lots have been sold as of December 2021. Thirteen of the home sites have completed log cabins that the owners now enjoy. And two more cabins will be under construction this year. On home site Lot 15 we built the Sanctuary, a custom built, 3,400 square foot, 1.4 million dollar log home that is also income producing. We opened another 7 more lots in 2024 for potential buyers & future owners.

We would like the opportunity to show you how to build a luxury mountain cabin and have someone else help you pay for it through our rental program. The home site map and pricing are included for your review.

I have included an Average Monthly Rental Income for each cabin. After years of experience we can show you how this is accomplished. It cost \$250 to \$300 per square foot for real log construction. We can suggest log companies, builders, permit process and financing.

I have also included three different prospectuses: \$60,000, \$70,000 and \$80,000 per year rental income. All of our cabins have met or exceeded these projections, using five years of rental income history. We would be happy to give you a tour of our wonderful home sites if you would like and also included is our Management Agreement. We designed this agreement so the investment could be the most “hands off” rental property you have ever owned.

Tom & Coleen Enmon

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REVENUE HISTORY BY CABIN

Cabin	2020	2021	2022	2023	2024	Monthly Average over 36 months*
Hideaway, 1BR	\$55,626	\$82,538	\$70,716	\$52,218	\$49,521	\$4,791
Cherokee Lodge, 2BR	\$79,077	\$62,550 **	\$65,755	\$60,308	\$57,772	\$5,107
Water's Edge, 3BR	\$86,647	\$106,150	\$93,758	\$75,079	\$57,725	\$6,294
Slippery Rock, 3BR	\$91,781	\$98,275	\$71,602	\$85,942	\$72,945	\$6,403
Sanctuary, Sleeps 6	\$111,320	\$131,588	\$96,333	\$85,565	\$69,941	\$6,996
Creekside, 1BR	\$73,797	\$86,414	\$73,156	\$76,707	\$58,061	\$5,776
Bear Tree, 1BR	\$68,144	\$79,169	\$61,514	\$55,389	\$51,070	\$4,666
Hawk's Landing, 1BR	\$68,978	\$82,601	\$70,584	\$60,923	\$38,539	\$4,724
Treehouse, 1BR	\$74,936	\$83,292	\$71,217	\$67,733	\$67,207	\$5,727
Between the Falls, 1BR	\$77,738	\$87,531	\$84,204	\$81,880	\$89,937	\$7,112
River Lodge, 3BR	\$100,169	\$109,842	\$99,780	\$94,337	\$83,382	\$7,709
Heaven's Ridge, 3BR	\$83,840	\$94,197	\$65,935	\$52,348	\$24,480	\$3,966
Paws Up, 1BR	\$81,381	\$93,560	\$92,344	\$75,488	\$64,781	\$6,462
Mountain Top, 3BR	\$64,159 **	\$104,128	\$107,734	\$77,890	\$70,559	\$7,117
Timber Ridge, 2 BR	\$16,114 **	\$89,792	\$75,493	\$55,176	\$48,029	\$4,964
Bearfoot Lodge, 1 BR		\$49,234 **	\$83,670	\$65,615	\$68,038	\$6,037
Nite Owl, 4 BR					\$67,445	\$5,621*
All Decked Out, 4 BR					\$33,840 **	\$4,835*

***2020 will be based on 11 months due to April Closures for COVID**

***2021 & 2022 will include rebooks from 2020 & 2021 COVID Exposures**

***2022 was our best year ever due to COVID, It was a safe place to enjoy a vacation.**

2023 was a back to normal year.

Annual Revenue—Months Available

** Mountain Top 2020—6 Months

** Timber Ridge 2020- 2 Months

** Bearfoot Lodge 2021—6 Months

** Cherokee Lodge 2021—10 Months

** All Decked Out 2024—7 Months

Monthly Average

* Nite Owl—Over 12 Months

* All Decked Out —Over 7 Months

As you can see from the number of days booked there is plenty of opportunity to increase rental revenue and lots of open days for you to enjoy your cabin.



OCCUPANCY RATES (2024)

Cabin	Available	Bookings	Percentage Occupancy
Hideaway, 1BR	362	150	42%
Cherokee Lodge, 2BR	349	157	45%
Waters Edge, 3BR	356	128	36%
Slippery Rock, 3BR	358	166	47%
Sanctuary, 2BR	354	161	46%
Creekside, 1BR	360	195	55%
Bear Tree, 1BR	357	167	47%
Hawk's Landing, 1BR	352	134	38%
Treehouse, 1BR	358	205	58%
Between the Falls, 1BR	359	269	75%
River Lodge, 3BR	359	175	49%
Heaven's Ridge, 3BR	351	67	20%
Paws Up, 1BR	363	210	58%
Mountain Top, 3BR	361	155	43%
Timber Ridge, 2BR	362	149	42%
Bear Foot Lodge 1BR	354	228	65%
Nite Owl 4BR	364	150	42%
All Decked Out 1BR	244	79	33%
OCCUPANCY TOTALS	6,323	2,945	47%

As you can see from the number of days booked there is plenty of opportunity to increase rental revenue and lots of open days for you to enjoy your cabin.



MONTHLY INCOME

Monthly rental income will vary depending on the season. January, February, and March are typically slower months. If you will have a monthly note payment, I want you to be aware of how monthly income goes up and down.

2024 Monthly Rental Income	River Lodge 3BR	Treehouse 1BR
January	\$9,104	\$1,598
February	\$3,040	\$3,739
March	\$3,713	\$3,693
April	\$6,891	\$6,251
May	\$4,079	\$4,681
June	\$6,633	\$7,892
July	\$12,380	\$7,511
August	\$4,626	\$8,866
September	\$12,284	\$5,526
October	\$6,053	\$9,591
November	\$7,062	\$4,285
December	\$7,931	\$5,987

Go to the prospectus attachment to view the investment and tax advantages of cabin rental ownership.

To assist buyers we can offer Owner Financing of 50% of the home site purchase for a two (2) year period at 6% interest only paid annually.



\$60,000 EARNINGS

[Village at Cherokee Mountains Investment Opportunity](#)

Scenario: 20 Year Financing, 50% Management Fee

Approximately 1,500 sq ft
3 Bedroom Cabin

These figures are only estimates and do not represent any earnings claims or guarantees.

Income/Mgmt Fees:

	Annual	Monthly
Estimated Rental Income	\$ 60,000.00	\$ 5,000.00
Less: Management Fees	\$ (30,000.00)	\$ (2,500.00)
Net Income to Cabin Owner	<u>\$ 30,000.00</u>	<u>\$ 2,500.00</u>

Management Fee includes all bookings/leasing of cabins, preparation of cabin for use, cleaning, hot tub sanitizing, stocking of all linens, bath soap, shampoo, conditioner, toilet tissue, paper towels, trash receptacle liners, hauling trash away from cabins, cutting grass, grading driveways, gutter cleaning and replacing light bulbs. Management Fee does not include Maintenance and Repairs to actual Cabin. Management Fee accounts for most expenses incurred by this investment other than the mortgage payment, if purchase is financed, and taxes and insurance. Note that Earnings are Seasonal, marked by a steep increase during certain seasons, however, for purposes of this Prospectus, we will assume a leveled rental.

Expenses:

Cabin Price	
Land	\$ 250,000.00
Cabin	\$ 412,500.00
	<u>\$ 662,500.00</u>

	\$250,000 Investment	\$300,000 Investment	\$662,500 Investment
Cash Investment	\$ 250,000.00	\$ 300,000.00	\$ 662,500.00
Amount Financed	<u>\$ 412,500.00</u>	<u>\$ 362,500.00</u>	<u>\$ -</u>
Financing Term (in years)	20	20	20
Financing Rate	6.00%	6.00%	6.00%
Monthly Loan Payment Amount	<u>\$ 2,955.28</u>	<u>\$ 2,597.06</u>	<u>\$ -</u>

Net Monthly Profit:

Monthly Net Income	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Mortgage Payment	\$ (2,955.28)	\$ (2,597.06)	\$ -
Property Taxes/Insurance*	\$ (295.00)	\$ (295.00)	\$ (295.00)
Utilities*	\$ (626.00)	\$ (626.00)	\$ (626.00)
HOA Dues	\$ (125.00)	\$ (125.00)	\$ (125.00)
Net Profit/(Cost)	<u>\$ (1,501.28)</u>	<u>\$ (1,143.06)</u>	<u>\$ 1,454.00</u>

(* Breakdown of Expense Below)

Yearly Profit/(Negative Cash Flow)	<u>\$ (18,015.34)</u>	<u>\$ (13,716.75)</u>	<u>\$ 17,448.00</u>
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If cabin is owned and set up for tax purposes under the purchaser as an individual, all losses are deductible on Schedule E, Supplemental Income and Losses from rental real estate on Form 1040. This also requires personal use to remain below 14 days, or deductions may be limited. Similar tax consequences apply if purchased by an LLC. Assuming maximum tax bracket of 35%, and assuming passive activity gains available to offset the passive activity losses generated above, the net tax savings would be:

Depreciation	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
Yearly Profit/(Loss)	<u>\$ (18,015.34)</u>	<u>\$ (13,716.75)</u>	<u>\$ 17,448.00</u>
	\$ (33,015.34)	\$ (28,716.75)	\$ 2,448.00
Tax Bracket	35%	35%	35%
Tax Savings	<u>\$ 11,555.37</u>	<u>\$ 10,050.86</u>	<u>\$ (856.80)</u>

Value at Purchase	\$ 662,500.00	\$ 662,500.00	\$ 662,500.00
Appreciation	3%	4%	5%
Value in Ten Years	<u>\$890,344.60</u>	<u>\$980,661.84</u>	<u>\$1,079,142.69</u>

*Breakdown of Expense

Property Tax	\$ (128.50)	*Estimated \$1,542 Annually
Property Insurance	\$ (166.50)	*Estimated \$1,998 Premium
Electricity	\$ (180.00)	
Propane	\$ (200.00)	
Internet	\$ (120.00)	
DirecTV	\$ (100.00)	
Pest Control	\$ (26.00)	



\$70,000 EARNINGS

[Village at Cherokee Mountains Investment Opportunity](#)

Scenario: 20 Year Financing, 50% Management Fee

Approximately 1,500 sq ft
3 Bedroom Cabin

These figures are only estimates and do not represent any earnings claims or guarantees.

Income/Mgmt Fees:

	Annual	Monthly
Estimated Rental Income	\$ 70,000.00	\$ 5,833.33
Less: Management Fees	\$ (35,000.00)	\$ (2,916.67)
Net Income to Cabin Owner	<u>\$ 35,000.00</u>	<u>\$ 2,916.67</u>

Management Fee includes all bookings/leasing of cabins, preparation of cabin for use, cleaning, hot tub sanitizing, stocking of all linens, bath soap, shampoo, conditioner, toilet tissue, paper towels, trash receptacle liners, hauling trash away from cabins, cutting grass, grading driveways, gutter cleaning and replacing light bulbs. Management Fee does not include Maintenance and Repairs to actual Cabin. Management Fee accounts for most expenses incurred by this investment other than the mortgage payment, if purchase is financed, and taxes and insurance. Note that Earnings are Seasonal, marked by a steep increase during certain seasons, however, for purposes of this Prospectus, we will assume

Expenses:

Cabin Price

Land	\$ 250,000.00
Cabin	\$ 412,500.00
	<u>\$ 662,500.00</u>

	\$250,000 Investment	\$300,000 Investment	\$662,500 Investment
Cash Investment	\$ 250,000.00	\$ 300,000.00	\$ 662,500.00
Amount Financed	<u>\$ 412,500.00</u>	<u>\$ 362,500.00</u>	<u>\$ -</u>
Financing Term (in years)	20	20	20
Financing Rate	6.00%	6.00%	6.00%
Monthly Loan Payment Amount	<u>\$ 2,955.28</u>	<u>\$ 2,597.06</u>	<u>\$ -</u>

Net Monthly Profit:

Monthly Net Income	\$ 2,916.67	\$ 2,916.67	\$ 2,916.67
Mortgage Payment	\$ (2,955.28)	\$ (2,597.06)	\$ -
Property Taxes/Insurance*	\$ (295.00)	\$ (295.00)	\$ (295.00)
Utilities*	\$ (626.00)	\$ (626.00)	\$ (626.00)
HOA Dues	\$ (125.00)	\$ (125.00)	\$ (125.00)
Net Profit/(Cost)	<u>\$ (1,084.61)</u>	<u>\$ (726.40)</u>	<u>\$ 1,870.67</u>

(* Breakdown of Expense Below)

Yearly Profit/(Negative Cash Flow)	<u>\$ (13,015.34)</u>	<u>\$ (8,716.75)</u>	<u>\$ 22,448.00</u>
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If cabin is owned and set up for tax purposes under the purchaser as an individual, all losses are deductible on Schedule E, Supplemental Income and Losses from rental real estate on Form 1040. This also requires personal use to remain below 14 days, or deductions may be limited. Similar tax consequences apply if purchased by an LLC. Assuming maximum tax bracket of 35%, and assuming passive activity gains available to offset the passive activity losses generated above, the net tax savings would be:

Depreciation	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
Yearly Profit/(Loss)	<u>\$ (13,015.34)</u>	<u>\$ (8,716.75)</u>	<u>\$ 22,448.00</u>
	\$ (28,015.34)	\$ (23,716.75)	\$ 7,448.00
Tax Bracket	35%	35%	35%
Tax Savings	<u>\$ 9,805.37</u>	<u>\$ 8,300.86</u>	<u>\$ (2,606.80)</u>

Value at Purchase	\$ 662,500.00	\$ 662,500.00	\$ 662,500.00
Appreciation	3%	4%	5%
Value in Ten Years	<u>\$890,344.60</u>	<u>\$980,661.84</u>	<u>\$1,079,142.69</u>

*Breakdown of Expense

Property Tax	\$ (128.50)	*Estimated \$1,542 Annually
Property Insurance	\$ (166.50)	*Estimated \$1,998 Premium
Electricity	\$ (180.00)	
Propane	\$ (200.00)	
Internet	\$ (120.00)	
DirecTV	\$ (100.00)	
Pest Control	\$ (26.00)	



\$80,000 EARNINGS

[Village at Cherokee Mountains Investment Opportunity](#)

Scenario: 20 Year Financing, 50% Management Fee

Approximately 1,500 sq ft
3 Bedroom Cabin

These figures are only estimates and do not represent any earnings claims or guarantees.

Income/Mgmt Fees:

	Annual	Monthly
Estimated Rental Income	\$ 80,000.00	\$ 6,666.67
Less: Management Fees	\$ (40,000.00)	\$ (3,333.33)
Net Income to Cabin Owner	<u>\$ 40,000.00</u>	<u>\$ (3,333.33)</u>

Management Fee includes all bookings/leasing of cabins, preparation of cabin for use, cleaning, hot tub sanitizing, stocking of all linens, bath soap, shampoo, conditioner, toilet tissue, paper towels, trash receptacle liners, hauling trash away from cabins, cutting grass, grading driveways, gutter cleaning and replacing light bulbs. Management Fee does not include Maintenance and Repairs to actual Cabin. Management Fee accounts for most expenses incurred by this investment other than the mortgage payment, if purchase is financed, and taxes and insurance. Note that Earnings are Seasonal, marked by a steep increase during certain seasons, however, for purposes of this Prospectus, we will assume a leveled rental.

Expenses:

Cabin Price	
Land	\$ 250,000.00
Cabin	\$ 412,500.00
	<u>\$ 662,500.00</u>

	\$250,000 Investment	\$300,000 Investment	\$662,500 Investment
Cash Investment	\$ 250,000.00	\$ 300,000.00	\$ 662,500.00
Amount Financed	<u>\$ 412,500.00</u>	<u>\$ 362,500.00</u>	<u>\$ -</u>
Financing Term (in years)	20	20	20
Financing Rate	6.00%	6.00%	6.00%
Monthly Loan Payment Amount	<u>\$ 2,955.28</u>	<u>\$ 2,597.06</u>	<u>\$ -</u>

Net Monthly Profit:

Monthly Net Income	\$ 3,333.33	\$ 3,333.33	\$ 3,333.33
Mortgage Payment	\$ 2,955.28	\$ 2,597.06	\$ -
Property Taxes/Insurance*	\$ (295.00)	\$ (295.00)	\$ (295.00)
Utilities*	\$ (626.00)	\$ (626.00)	\$ (626.00)
HOA Dues	\$ (125.00)	\$ (125.00)	\$ (125.00)
Net Profit/(Cost)	<u>\$ (667.94)</u>	<u>\$ (309.73)</u>	<u>\$ 2,287.33</u>

(* Breakdown of Expense Below)

Yearly Profit/(Negative Cash Flow)	<u>\$ (8,015.34)</u>	<u>\$ (3,716.75)</u>	<u>\$ 22,448.00</u>
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(5% Return)

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Depreciation	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
Yearly Profit/(Loss)	<u>\$ (8,015.34)</u>	<u>\$ (3,716.75)</u>	<u>\$ 22,448.00</u>
	\$ (23,015.34)	\$ (18,716.75)	\$ 12,448.00
Tax Bracket	35%	35%	35%
Tax Savings	<u>\$ 8,055.37</u>	<u>\$ 6,550.86</u>	<u>\$ (4,356.80)</u>

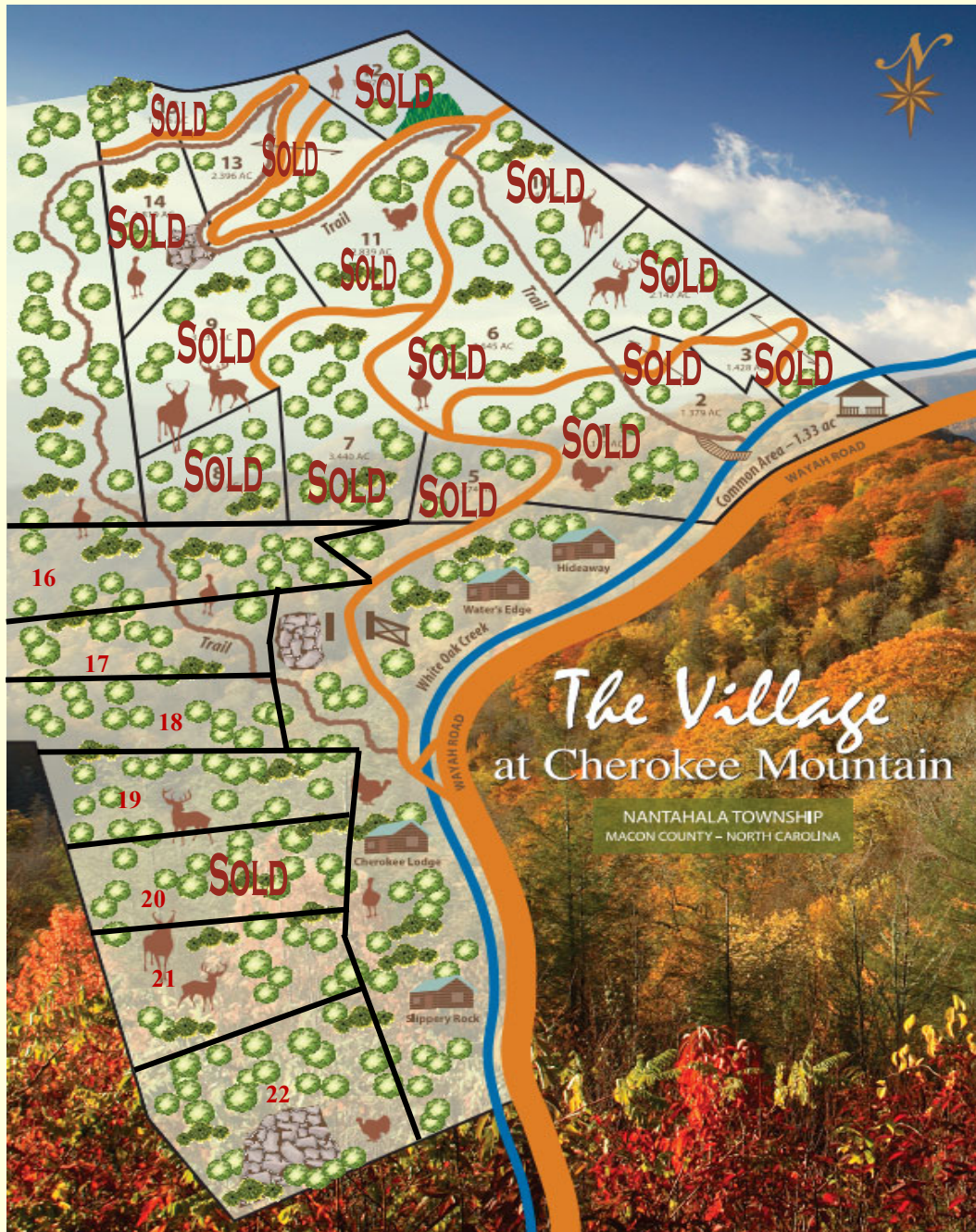
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Appreciation	3%	4%	5%
Value in Ten Years	<u>\$890,344.60</u>	<u>\$980,661.84</u>	<u>\$1,079,142.69</u>

*Breakdown of Expense

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Property Insurance	\$ (166.50)	*Estimated \$1,998 Premium
Electricity	\$ (180.00)	
Propane	\$ (200.00)	
Internet	\$ (120.00)	
DirecTV	\$ (100.00)	
Pest Control	\$ (26.00)	



MAP OF SITES





LOT AVAILABILITY AND PRICING

Lot Number	Price	Lot Size (in acres)
1 - SOLD	\$225,000	3.12 (Creek) * 2024 Resell for \$285K
2 - SOLD	\$225,000	1.38 (Creek) *2024 Resell for \$290K
3 - SOLD	\$225,000	1.43 (Creek)
4 - SOLD	\$107,000	2.14
5 - SOLD	\$ 99,000	1.27
6 - SOLD	\$200,000	3.64
7 - SOLD	\$187,000	3.44
8 - SOLD	\$ 99,000	1.8
9 - SOLD	\$161,000	3.23
10 - SOLD	\$112,000	2.24
11 - SOLD	\$142,000	2.83
12 - SOLD	\$ 99,000	1.59
13 - SOLD	\$125,000	2.39
14 - SOLD	\$200,000	1.82
15 - SOLD	\$250,000	1.11
16	\$250,000	1.37
17	\$275,000	2.02
18	\$200,000	1.22
19	\$275,000	1.53
20 - SOLD	\$300,000	3.13
21	\$300,000	2.53
22	\$325,000	5.43