



EQUITY PARTNERS CRB, LLC

## **WATERFRONT RESORT HOTEL and** **Approved CASINO SITE**

### **Natchez, MS**

*Newly rebuilt and renovated 6+ acre resort hotel property overlooking the Mississippi River, located adjacent to an extremely rare and valuable approved 15 acre waterfront casino site. Opportunity to purchase these properties together or separately.*

#### **Hotel Property:**

- Consists of three separate buildings totaling 125 guest rooms.
- Main building has been recently rebuilt and consists of 65 guest rooms, outdoor pool, restaurant, bar, lounge and banquet facility.
  - Grand Ball Room will accommodate up to 200 guests (can be divided into three separate meeting rooms).
  - Huge fully outfitted kitchen with ample prep, storage and service area.
  - Restaurant and pool areas both have fabulous views of the Mississippi River.
- Secondary building was recently renovated and consists of 28 guest rooms, and includes a penthouse apartment with four separate bedrooms, each with private bath.
- Third building consists of 32 guest rooms but requires renovation.
- Current annual income through June of this year: \$ 560,000.00

#### **Casino Site:**

- 15 acre water front casino site with \$12mm plus invested in infrastructure including access, retention walls, parking configuration, planning and permits.
- Full "Gaming Market Assessment" completed with operating pro-formas and top-line revenue estimates.
- Construction proposal completed.

**This is an excellent opportunity to purchase an established waterfront resort hotel, with the ability to construct and operate an adjacent casino property.**

For a complete information package, please CONTACT:

**EQUITY PARTNERS CRB, LLC**

Debbie Beall

Ph: 866-969-1115 x 6 Fx: 866-604-9434

DBeall@EquityPartnersCRB.com

In conjunction with TRANZON INTEGRITY PARTNERS, Firm License #18851  
Stephen A. Jax, CAI, AARE, Broker License #15108

*By order of the US Bankruptcy Court; Case # 11-01632*