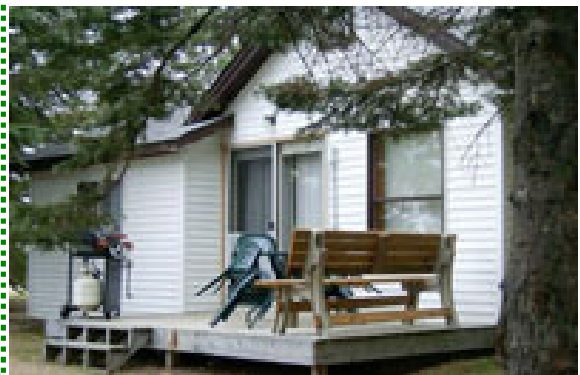


# Balsam Beach Resort

Lake Plantagenet ~  
Bemidji, MN

**Only resort on the lake! Great western sunset views and all cabins have lake view. Nice owners home, lodge, fitness center, ample inventory, room for expansion. All cabins have been extensively remodeled during current ownership. All this on one of Minnesota's Top 10 Walleye Lakes!**



- Financial Snapshot

2007 Gross Sales:	\$ 191,000
COGS:	\$ 10,807
Operating Expenses:	\$ 58,150
NOI:	\$ 122,043

Realty Sales

**Brian Solum**

Broker

908 Paul Bunyan Dr. S  
Ste: 1  
Bemidji, MN 56601

## Features

8 Year Round Cabins  
30 Campsites  
Swimming Pool  
Fitness Center  
12+ acres  
750 feet sandy frontage

Offered @  
\$1,800,000 cash  
& owner gap finance

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