



PANACEA
AT THE CANYON

15580 SW FS 5480 Road
Culver, OR 97734

**CENTRAL OREGON LUXURY
CAMPING RESORT**

\$1,225,000

39.54 AC



COMPASS
Commercial
REAL ESTATE SERVICES

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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MARKET OVERVIEW



An aerial photograph of a rugged landscape. In the foreground, a wide, flat area is covered with numerous small, green, coniferous trees scattered across a dry, brownish ground. A dirt road or path winds through this area. In the middle ground, a prominent, dark brown, layered rock plateau or cliff face stretches across the scene. Above the plateau, there are several buildings, including houses and barns, some with red roofs. The background shows a vast, open plain leading to a range of blue mountains under a clear, bright blue sky. A large, snow-capped mountain peak is visible in the distance.

EXECUTIVE SUMMARY

THE OFFERING

Panacea: a solution or remedy for all difficulties or illnesses. Something that would make all of one's problems or troubles disappear.

Panacea at the Canyon is a 39.54-acre Luxury Camping Resort and Spa that provides an eco-conscious and opulent sanctuary where travelers can truly unplug and unwind, where one can simply BE. Relaxation, romance and adventure abound in a holistic natural spa setting where raw nature meets civilized luxury.

The resort immerses you in nature while providing you with an exclusive and luxurious off-grid experience with resort amenities. Panacea is located in the high desert of Central Oregon, surrounded by the Crooked River National Grasslands and the Wild and Scenic Crooked River Canyon. Perfect for both the traveler who wants to relax by the pool and enjoy spa treatments AND the traveler who wants to dig in to all the outdoor adventure activities that Central Oregon has to offer.

SEE THE PROPERTY VIDEO:

www.compasscommercial.com/Panacea

SALE PRICE

\$1,225,000

PROPERTY SUMMARY

Address	15580 SW FS 5480 Road Culver, OR 97734
Tax Lot	1313300000400
Parcel Size	39.54 AC
Zoning	Rangeland (RL) with Conditional User Permit
Years Built	2009 – 2014
Number of Buildings	1 House with oversized garage and shed
Number of Tent Sites	7 improved elevated tented sites with permits for an additional 10





INVESTMENT HIGHLIGHTS



**7 IMPROVED ELEVATED
TENTED SITES**



**PERFECT FOR
CORPORATE RETREATS**



**LARGE 1,866 SF
MAIN LODGE**



**DRAMATIC MOUNTAIN
& CANYON VIEWS**



**CENTRAL MEETING
AREA WITH COOKING
FACILITIES AND FIREPIT**



**15 MINUTES TO WORLD
RENOWNED HIKING & ROCK
CLIMBING AT SMITH ROCK**



**GORGEOUS INFINITY
POOL**



**OFF-GRID 5-STAR
LUXURY CAMPING**





PROPERTY OVERVIEW



CANYON VIEW SEATING PLATFORM

NATURE TRAILS

*** TENT SITES**

MEDITATION LABYRINTH

Crooked River

LODGE

POOL

Approximate Property Line



PROPERTY DETAILS

PROPERTY SUMMARY

Address	15580 SW FS 5480 Road Culver, OR 97734
County	Jefferson County
Parcel Number	1313300000400
Zoning	Rangeland (RL)
Conditional User Permit	Small Private Campground
Number of Homes	13
Total Acreage	39.54 AC
River Frontage	Approximately 10 AC
Water	Private Well
Sewer	Private Septic with Drainfield
Parking	Two Parking Lots - Total of 10 parking spots
Irrigated Acreage	None

TENT SITES

# of Tents	7
Foundation	Platforms with footings
Tent Material	Canvas
Power	Solar
Shower	Indoor/Outdoor Shower with Portable Tankless Water Heater
Bathrooms	On Septic System

FEATURES

Community Features: Infinity pool with waterfalls on cliff with spectacular panoramic views of the river and mountains, lounge area, walking paths throughout the property with solar path lights, meditation labyrinth on the canyon rim, river and canyon overlook bench, outdoor pavilion with grill, pizza oven and firepit, and relaxing therapy Teepee for massage and other types of treatment.



**LOCATED ON RIM
OF WILD & SCENIC
CROOKED RIVER**



**ONLY 20 MINUTES FROM
SHOPPING & COMMERCIAL
SERVICES**



**20 MINUTES FROM ROBERTS
FIELD MUNICIPAL AIRPORT**



**BEAUTIFUL PANORAMIC
VIEWS OF THE MOUNTAINS
& RIVER**





FINANCIAL INFORMATION





PROPERTY VALUATION

DESCRIPTION	VALUE
Residential Home with Oversized Garage / Shop	\$373,200
10 Acres on Crooked River Rim	\$158,800
30 Acres of Additional Land with Mountain Views	\$210,000
Shop / Oversize Garage	\$50,000
Outdoor Pavilion/Kitchen	\$38,000
Infinity Pool	\$42,000
Therapy TeePee	\$3,000
Tent Site #1	\$50,000
Tent Site #2	\$50,000
Tent Site #3	\$50,000
Tent Site #4	\$50,000
Tent Site #5	\$50,000
Tent Site #6	\$50,000
Tent Site #7	\$50,000
	\$1,225,000





MARKET OVERVIEW



CENTRAL OREGON

Central Oregon has led Oregon's population growth over the last two decades and continues to be one of the fastest growing areas of the country. For ten consecutive years Central Oregon has led the state in job growth, creating a region that is characterized by dynamic small businesses and entrepreneurial activity. The area boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing and distilling, value-added food products and recreation equipment.

For most residents Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options and world-class amenities. The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport.

ECONOMY

Central Oregon has a reputation for welcoming new and relocating businesses without sacrificing workforce, talent, quality healthcare, transportation or infrastructure. A driving force behind the region's economic performance is a collaborative and inclusive entrepreneurial community, demonstrated by the high number of new business registrations, which outpaces far larger cities. Bend, Oregon registered one new business for every 28 residents in 2017 – nearly twice the state average.

Given its size, Central Oregon boasts a high number of community resources and assets available to new and growing businesses, including the largest angel conference in the West, the Bend Venture Conference. Additionally, Oregon's overall business costs rank significantly lower than its neighbors to the north and south. Average electricity rates, natural gas rates, state and local sales tax rates and business tax climates in particular are significantly lower than other states in the Pacific Northwest.



Redmond Municipal Airport provides commercial air service with daily non-stop flights to Denver, Los Angeles, Phoenix, Portland, San Francisco, Salt Lake City, Seattle and Chicago via carriers American, Alaska, Allegiant, Delta, Sun Country, United and United Express. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



Redmond Municipal Airport

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. Additionally, the region's higher education opportunities abound. From Oregon State University-Cascades' recent expansion to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.



30 GOLF COURSES



MILES OF TRAILS



THRIVING ARTS & CULTURE



30 BREWERIES & COUNTING



300 DAYS OF SUNSHINE



CONDITION OF SALE

Panacea at the Canyon is being offered for sale on an “as-is, where-is” basis.

Detailed due diligence information can be requested from the listing team. In order to view confidential information, all parties will be required to execute a Confidentiality Agreement.

All property tours must be scheduled in advance through the Compass Commercial listing team.

OFFERING TERMS

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) or a Purchase & Sales Agreement (“PSA”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

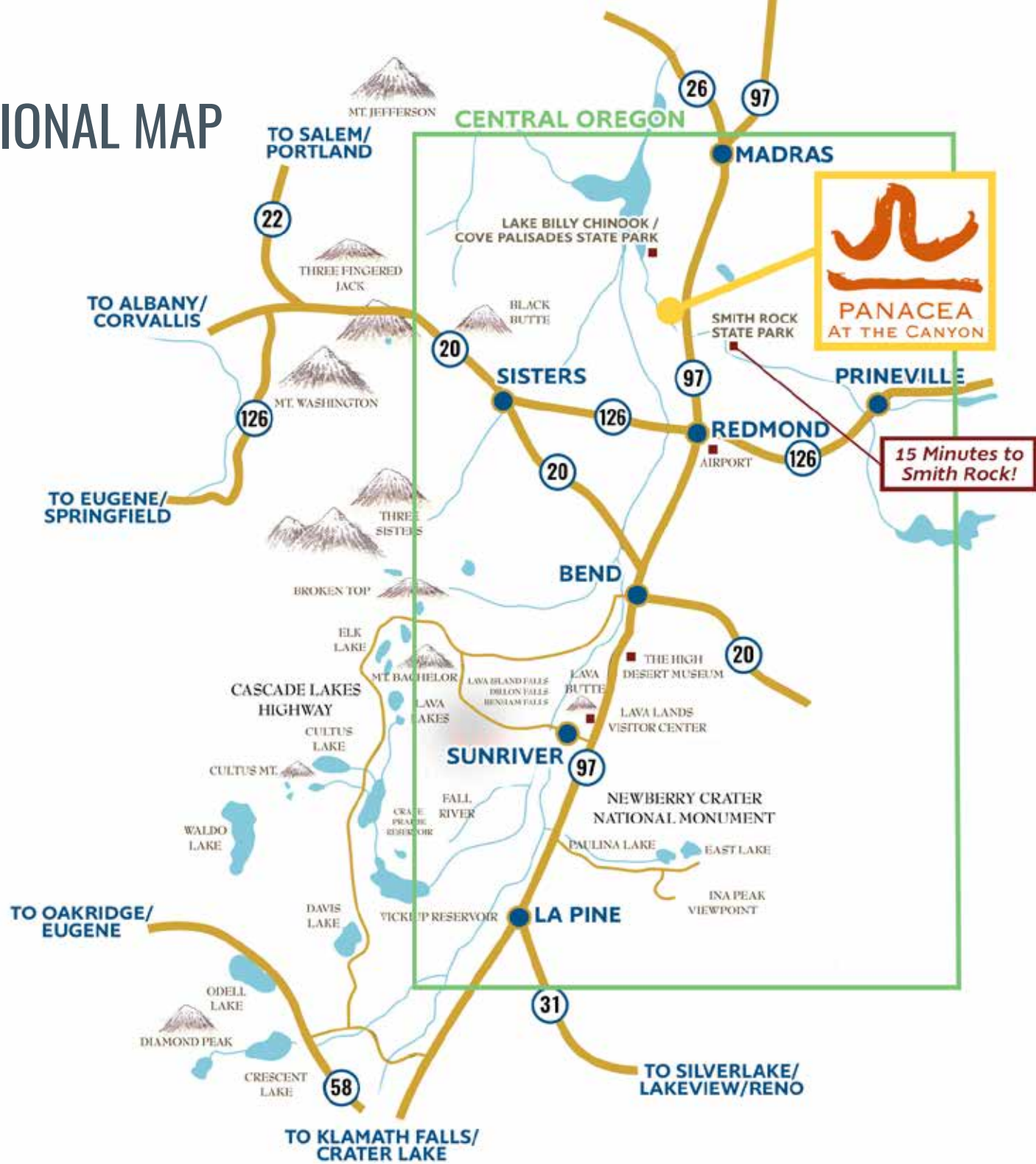
- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), including any extension(s)
- Closing timeline

DEMOGRAPHICS

Central Oregon

	POPULATION	HOUSEHOLDS	INCOME	HOUSING	EDUCATION	LABOR
	2019 Population	235,336				
	2019 Daytime Population	231,384				
	2024 Population	259,399				
	2010-2018 Growth Rate	1.97%				
	2018-2023 Growth Rate	1.97%				
	2019 Median Age	43.0				
	2019 Households	94,319				
	2024 Households	103,761				
	2010-2018 Growth Rate	1.89%				
	2018-2023 Growth Rate	1.93%				
	2019 Avg. Household Size	2.47				
	2019 Avg. Household Income	\$79,841				
	2019 Med. Household Income	\$60,853				
	2019 Per Capita Income	\$32,092				
	2019 Avg. Home Value	\$425,535				
	2019 Housing Units	116,618				
	2019 Vacant Housing Units	22,299				
	2019 Owner Occupied Units	61,778				
	2019 Renter Occupied Units	32,541				
	2019 Population Age 18+	186,616				
	High School Diploma	35,426				
	Bachelor’s Degree	35,804				
	Graduate/Professional Degree	20,085				
	2019 Businesses	10,399				
	2019 Employees	96,616				
	2019 Unemployment Rate	4.1%				

REGIONAL MAP



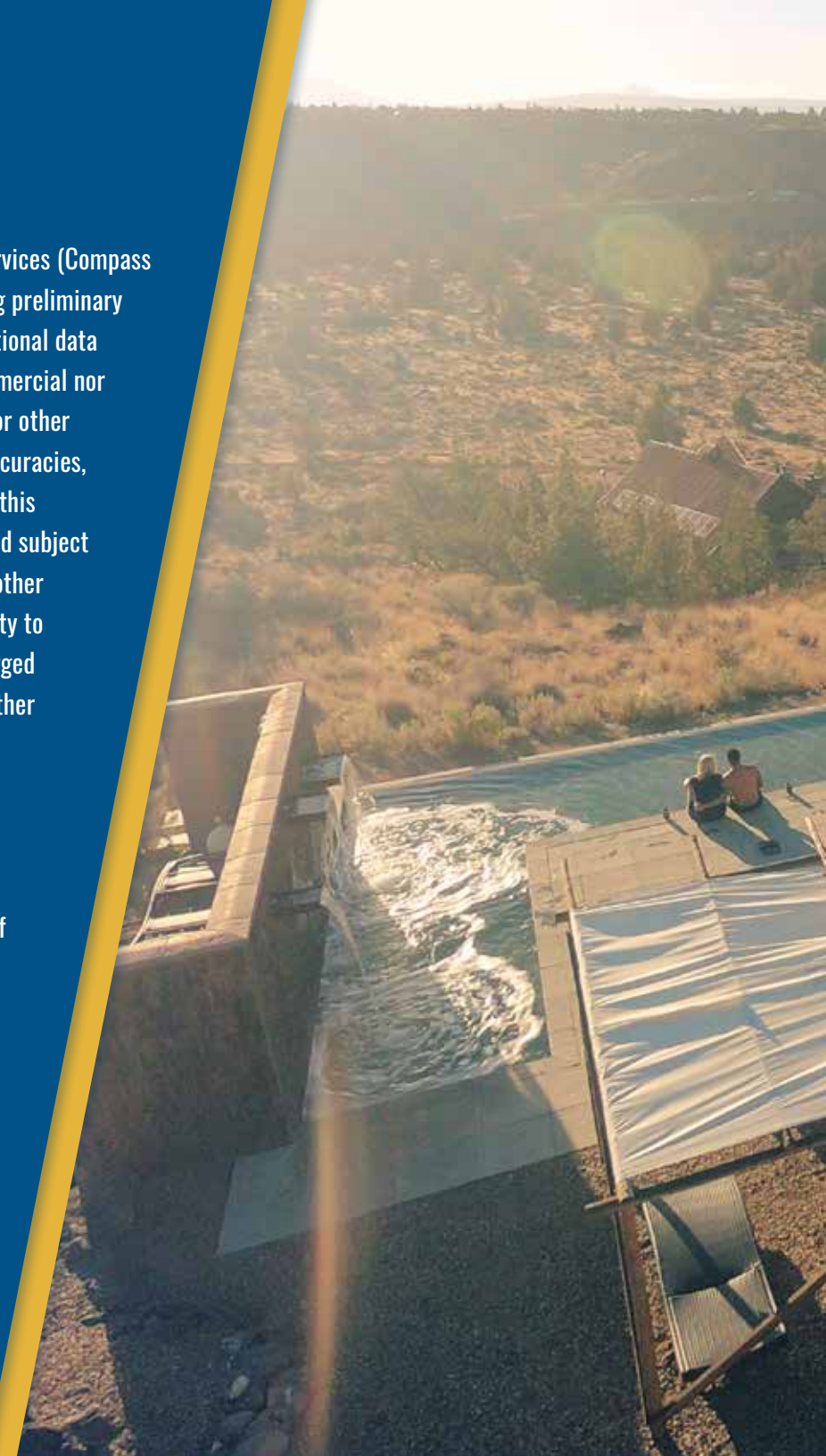
CONFIDENTIALITY & DISCLAIMER

DISCLAIMER: This marketing package has been prepared by Compass Commercial Real Estate Services (Compass Commercial) in full cooperation with the Seller of the Property solely for the purposes of providing preliminary information to prospective purchasers. It is not intended as the sole source of property and operational data and should not be relied on in place of appropriate due diligence activities. Neither Compass Commercial nor its agents can guarantee accuracy and no liability is assumed for financial, operational, physical, or other information provided herein including, but not limited to, errors and omissions, transmittal of inaccuracies, prior sale, price adjustments, or removal from marketplace without notice. Any indicated value of this investment is based upon assumptions, projections and estimates, which are variable by nature and subject to changing economic conditions. The value of this investment to you will also depend on tax and other factors, which should be evaluated by your tax and legal experts or advisors. It is your responsibility to independently confirm information received about the property to your satisfaction and you are urged to seek advice from your own attorney, CPA, design consultant, franchise representative, and/or other qualified professionals in your investigation of this opportunity.

CONFIDENTIALITY: The enclosed information is to be treated as non-public confidential business information and is to be held in strict confidence by all prospective purchasers and/or their legal agents. In no event will prospective purchasers and/or their legal agents use or reproduce for distribution any of the enclosed information for any purposes other than analysis and evaluation of the proposed sale.

DISCLOSURE: Compass Commercial reserves the right to accept referral fees, finder's fees and supplementary payments from lenders, real estate brokers, appraisers and other professional services to which we refer clients. We suggest that when you contact a professional service referred to by Compass Commercial, you ask if this referral fee will affect the final cost that you will pay.

EXCLUSIVE: The property represented herein is exclusively listed for sale by Compass Commercial Real Estate Services. All negotiations for the purchase shall be conducted through Compass Commercial Real Estate Services.







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