

Background information for the Ranchland Inn in Nanton Alberta, Canada.

Attached is a full financial piece in annual order. As mentioned, the ONLY financials have been the owners actual tax filings. For 2025 you'll see the owner's submission to his accountant for the 2025 corporate income tax filing.

If you and/or your financing institution need actual Financial Statements, those will be done. At this time however, the info provided is enough to make an offer.

Several important points:

1. You'll notice that much of the work is paid to the owner. As you probably know, this is a common and completely legitimate exercise in small and/or personal corporations to move the revenue to the owner to optimally minimize corporate and personal income taxes.
2. There is an excellent owner or manager and family suite which is essentially "free accommodation".
3. In 2025 the owner purchased a 2023 Tacoma for \$31,000. We adjusted the expense to \$26,000 which removes the one time excess expense of the newer vehicle reflecting the owner's normal \$5-6,000 in vehicle annual expenses.
4. This past year the owner put in a new sign, zone valves and thermostats.
5. All typical motel inventory is included in the price.
6. It would appear from our work on similar hotels that the rack rates can be raised from \$79 to \$99 for a single and \$90 to \$109 or more for a double. For a number months the owner has applied a surcharge of \$10/single and \$20/double for on-line bookings.
7. You will notice that the revenue for 2025 has dropped a bit. This is because the owner has a medical issue that prevents him from taking many nighttime or late on-line bookings. (Medication causes sleeplessness if sleep is interrupted answering phone calls.)
8. For the initial 3 years the owner and his family lived in the 3 suite manager/owners premises. Since then the owner and his family have occupied their own private residence.
9. The owner is booked thru the summer and they are looking at a very good year.
10. Take a thorough look through the information provided. I am available f