

# THE OLDE CHURCH & PARSONAGE GUEST HOUSE

Cumberland Gap, Tennessee

ASKING PRICE

**\$925,000**

## PURCHASE PRICE ALLOCATION

|                                                                                      |           |
|--------------------------------------------------------------------------------------|-----------|
| Parsonage Guest House                                                                | \$500,000 |
| Historic Church + Commercial Kitchen                                                 | \$300,000 |
| Business<br>FF&E; • Training • Future Bookings (>\$50K) • Brand • Systems • Goodwill | \$125,000 |
| Total Asking Price                                                                   | \$925,000 |

## PROPERTY OVERVIEW

|                                                                                                                                 |                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Historic Church</b><br>Built 1890 • Renovated 2021<br>Wedding & event venue • Capacity up to 100                             | <b>Parsonage Guest House</b><br>Built 1940 • Renovated 2022<br>5 bedrooms • 3 bathrooms |
| <b>Turnkey Event Operation</b><br>Commercial kitchen • Established venue business<br>Wedding, private event & lodging potential | <b>Location</b><br>Historic Cumberland Gap setting<br>Unique destination-style property |

## FINANCIAL SNAPSHOT

|                    |                    |                            |
|--------------------|--------------------|----------------------------|
| <b>\$110,380</b>   | <b>\$75,296</b>    | <b>\$105,000</b>           |
| 2024 Gross Revenue | 2025 Gross Revenue | 2026 Projected Revenue     |
| <b>\$31,287</b>    | <b>\$30,793</b>    | <b>\$31,500</b>            |
| 2024 Net Income    | 2025 Net Income    | 2026 Projected Net Income* |

## 2025 LODGING & PRIVATE EVENT PERFORMANCE

|                 |                       |             |                   |
|-----------------|-----------------------|-------------|-------------------|
| Airbnb Revenue  | Private/Event Revenue | Room Nights | Avg. Nightly Rate |
| <b>\$17,475</b> | <b>\$12,820</b>       | <b>73</b>   | <b>\$415</b>      |

## THE OPPORTUNITY

- Established wedding and event venue in a historic Cumberland Gap setting.
- Two renovated historic structures provide multiple income streams: events, lodging and private rentals.
- Turnkey operation with commercial kitchen, established social presence and existing operating history.
- 2026 projection assumes approximately \$105,000 in gross revenue and a 30% net profit margin.

\*2026 figures are projections, not historical results. Financial figures shown are based on the owner's operating records and projections.

### THE OLDE CHURCH IN CUMBERLAND GAP, LLC

A rare opportunity to acquire a turnkey historic wedding venue and guest house with established revenue potential.