

Timber Pointe Resort

2671 S. Highway 92 Jamestown, KY 42629



David Garfunkel & Co., LLC

Commercial Investments & Property Management

A DIVISION OF A.J. & C. GARFUNKEL L.L.C.

Established 1908



CONTACT:

Joseph Goldstein
Tel. 912.355.1311
Fax. 912.355.0616
Cell. 912.844.7717
joseph@ajcgarfunkel.com

DEMOGRAPHICS:

Population	48,124
2022 Estimate	
Median Household Income	\$27,839
2022 Estimate	

David Garfunkel & Co., LLC

400 Mall Blvd. Suite M Post Office Box 16087 Savannah, Georgia 31406 www.ajcgarfunkel.com

Timber Pointe Resort

2671 S. Highway 92 Jamestown, KY 42629



David Garfunkel & Co., LLC

Commercial Investments & Property Management

A DIVISION OF A.J. & C. GARFUNKEL L.L.C.

Established 1908



Timber Pointe Resort, is a 68 pad RV park, 15 room hotel, single family home, 26 units of boat/RV storage, and a restaurant located in Jamestown, KY, 1 mile from Lake Cumberland which is a popular tourist destination for hiking, boating, and vacationing. Lake Cumberland has seen a huge spike in area land values and tourism in the last 10 years.

Timber Pointe Resort contains 68 RV/park model spots, where tenants leave their RV's/park model homes year-round.

Timber Pointe Resort operates on public utilities: City water, sewer, and city trash. The water, sewer, electric, and trash are currently being paid by the owners of the park. The roads are gravel.

There are 2 different hotel buildings, with two operating as suites, and host numerous fisherman, hunters, seasonal workers, and vacationers throughout the year. The single family home is around 2500 sq feet, and all furnishings are updated, providing an upscale Airbnb opportunity for us to rent. There are 26 large units of boat/RV storage, and only 16 are being rented right now, as the current owner is storing his equipment in the other units.

There is a large waitlist to get into the park for RV/park models, and every spot is full. The clientele is upscale and takes very good care of their property. There is a pool, playground, outdoor meeting room, and a basketball court for entertainment.

David Garfunkel & Co., LLC

400 Mall Blvd. Suite M Post Office Box 16087 Savannah, Georgia 31406 www.ajcgarfunkel.com