LACUNA COMMERCIAL
Advisors

Real Estate Driven by Relationships

Doug Todd | (616) 340-7230 | Doug@lacunaCRE.com





EXCLUSIVE OFFERING MEMORANDUM

Historic Val-Du Lakes Resort

Restaurant | Manor | Event Grounds | Concert Venue | Campground





EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL Advisors

A One-of-a-Kind Property in a One-of-a-Kind Location

Just minutes from the Silver Lake Sand Dunes, Val-Du Lakes Resort offers a unique hospitality and entertainment opportunity featuring a campground and RV park, bar and grill, event venue, lodging, camp store, and expansion land. The property benefits from strong seasonal tourism driven by camping, recreation, dining, and live entertainment.

PACKAGE A
Complete Val-Du Lakes Offering

$3,965,000
Approx 66.61 Acres

- Bar and Grill and Event Venue
- The Manor (Short-Term Rental)
- Campground and RV Park, Camp Store, Parking Areas, and Undeveloped Land

PACKAGE B
Bar & Grill / Parking Lot Offering

$1,195,000
Approx 15.17 Acres

- Bar and Grill and Event Venue
- Parking Lot
- Associated Land

PACKAGE C
Bar & Grill / Manor Offering

$1,970,000
Approx 17.21 Acres

- Bar and Grill and Event Venue
- The Manor (Short-Term Rental)
- Parking Lot
- Associated Land



Where Entertainment, Lodging, and Adventure Come Together

HUGE UPSIDE POTENTIAL | The property features a barn-style bar and grill with indoor and outdoor event spaces, The Manor for overnight lodging and group stays, wooded campsites, guest amenities, and a camp store. Together, these uses create a diversified destination with multiple revenue streams and future growth potential near Silver Lake and Lake Michigan.

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

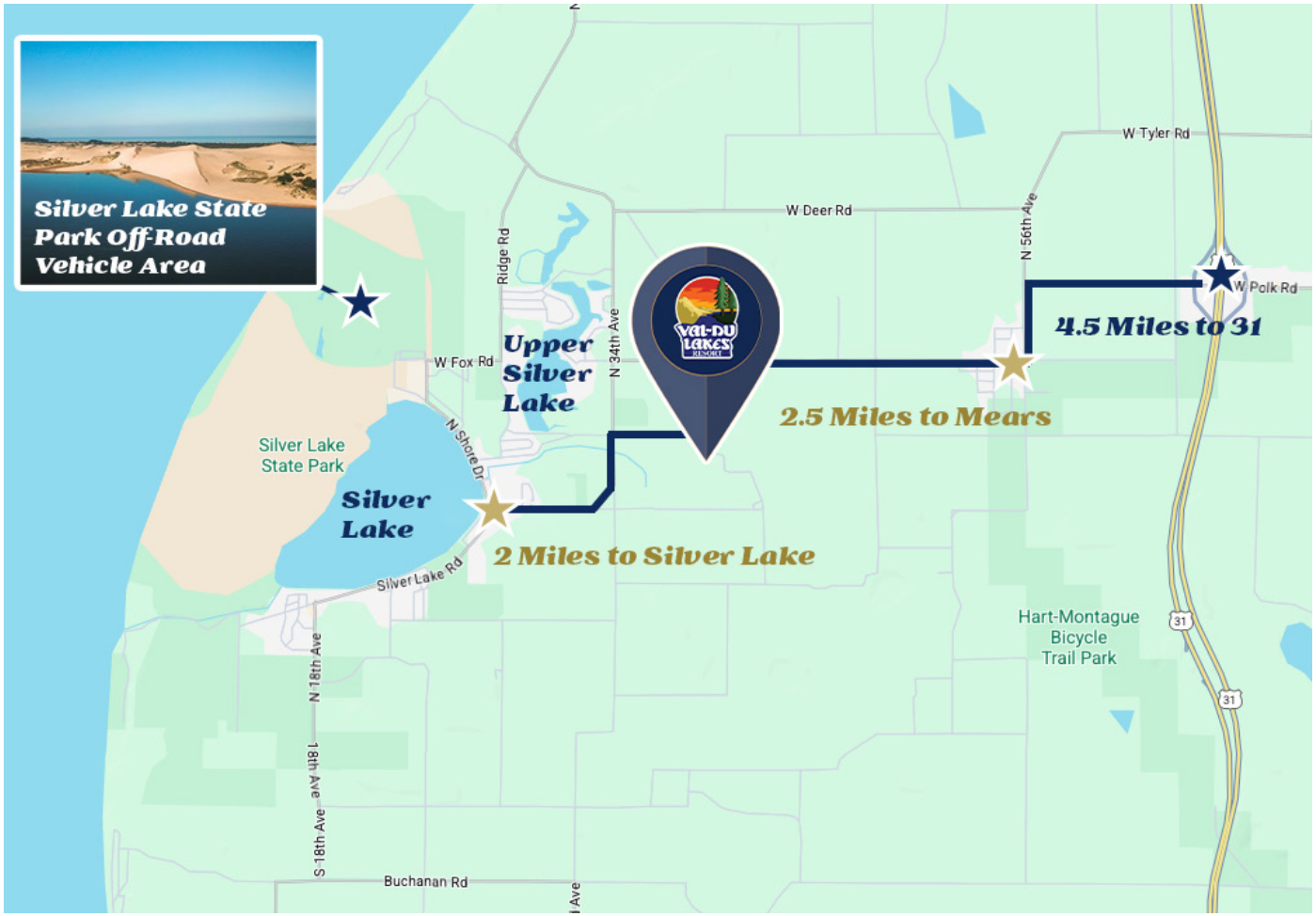
DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors





Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

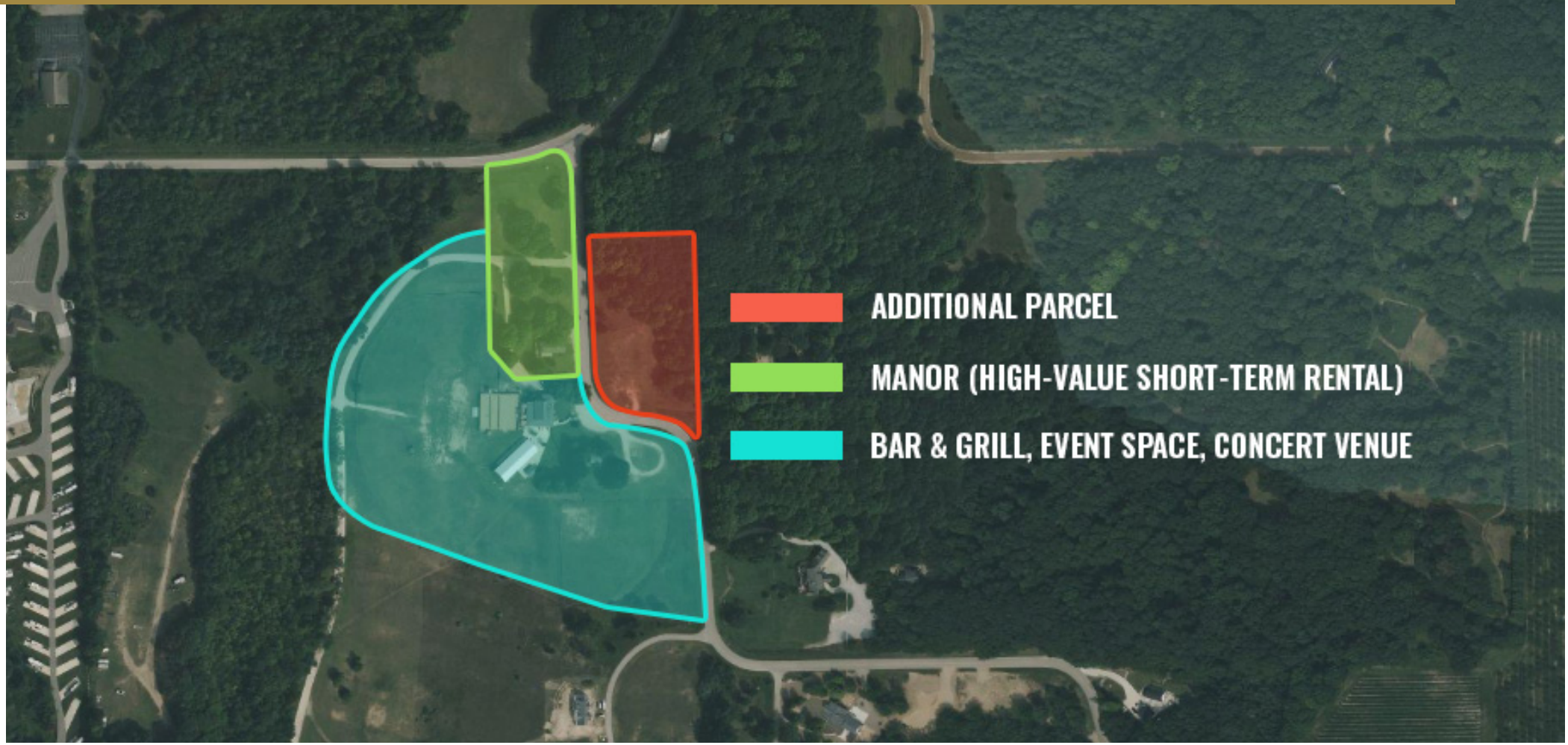
DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors



Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors





Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

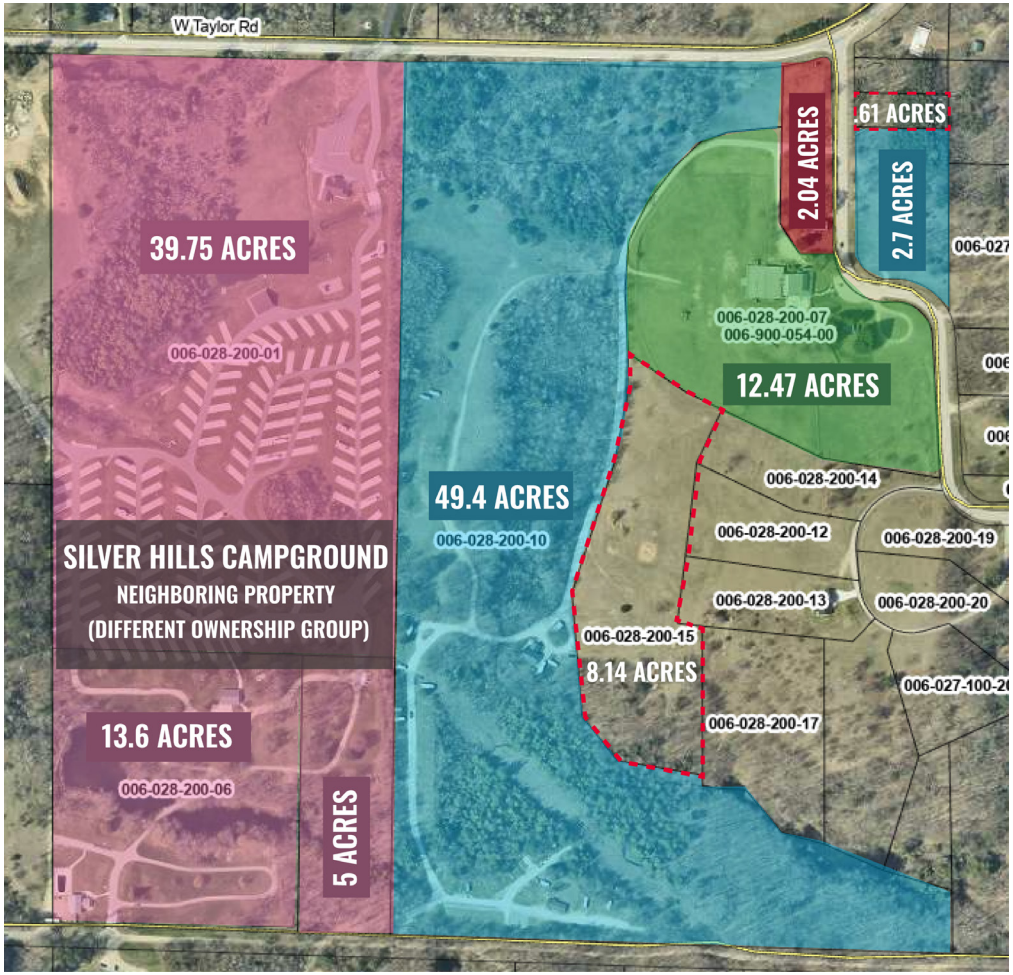
DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL Advisors



Package A | Complete Val-Du Lakes Offering

Approximately 66.61 Acres | $3,965,000

- Bar & Grill and Event Venue
- The Manor (High-Value Short-Term Rental)
- Campground and RV Park
- Camp Store and Guest Amenities
- Parking Areas
- Additional Undeveloped Land

Package B | Bar & Grill / Parking Lot Offering

Approximately 15.17 Acres | $1,195,000

- Bar & Grill and Event Venue
- Parking Lot
- Associated Land

Package C | Bar & Grill / Manor Offering

Approximately 17.21 Acres | $1,970,000

- Bar & Grill and Event Venue
- The Manor (High-Value Short-Term Rental)
- Outdoor Event Areas
- Parking Lot
- Associated Land

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

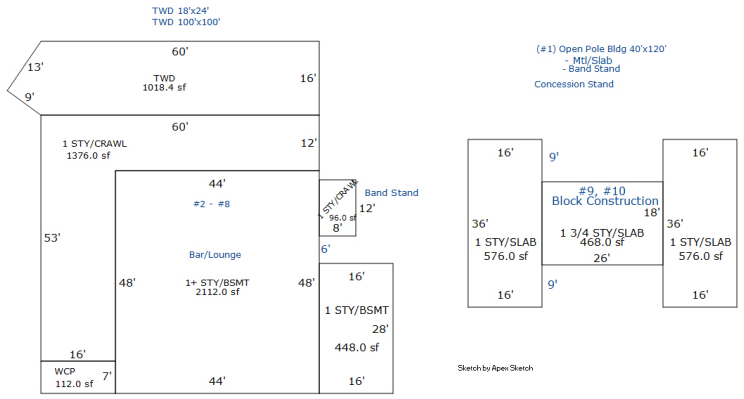
LACUNA COMMERCIAL Advisors



Bar & Grill, Event Grounds, Concert Venue - Eat, Drink & Experience Val-Du

The Val-Du Lakes Bar & Grill offers a relaxed, barn-style atmosphere with a full bar, indoor stage, dining area, full kitchen, basement storage with walk-ins, and an upstairs loft with two pool tables. Outdoor seating overlooks the property and connects to a 9,500 sq. ft. event deck ideal for live music. The grounds also include a 4,800 sq. ft. open-air concert pavilion with its own stage, a 320 sq. ft. concession stand, and high-capacity power distribution to support concerts and large-scale events with enough parking to accommodate them.





Restaurant & Event Grounds

RESTAURANT	4,412 SQ FT
PARCEL NO.	006-028-200-07
ACREAGE	12.47 ACRES
LIQUOR LICENSE	CLASS C, SDM
DECK SIZE	9,500 SQ FT
POWER	HIGH CAPACITY DISTRIBUTION
CONCESSIONS	320 SQ FT
PAVILION	4,800 SQ FT

Ideal for Weddings, Receptions, and Private Events

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

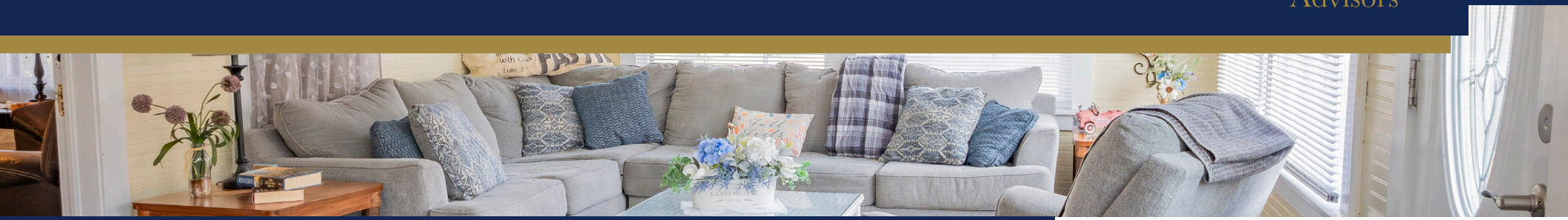
DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

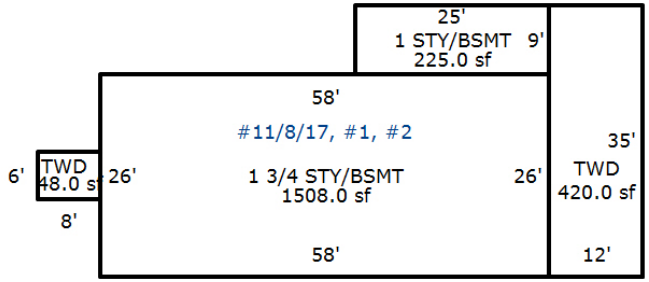
LACUNA COMMERCIAL Advisors



The Manor - A Historic Country Estate

The beautifully restored Manor features 8 bedrooms and 4 baths, blending original 1880s hardwood floors and antique furnishings with modern resort comforts. Sleeping up to 20 guests, it offers a full kitchen, formal dining room, spacious living room, sunroom-style front porch, and a large deck. Outside, visitors enjoy a one-acre yard with a gorgeous stone fire pit and garden area, making The Manor at Val-Du Lakes a standout seasonal rental with historic charm and room to relax.





Manor Features

MANOR	2,864 SQ FT
NO. OF ROOMS	8 BED, 4 BATH
PARCEL NO.	006-028-200-09
ACREAGE	2.04 ACRES
YEAR BUILT	1888

Other Parcels

PARCEL NO.	006-028-200-02
ACREAGE	2.7 ACRES

Ideal for Short-Term Rental Use

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

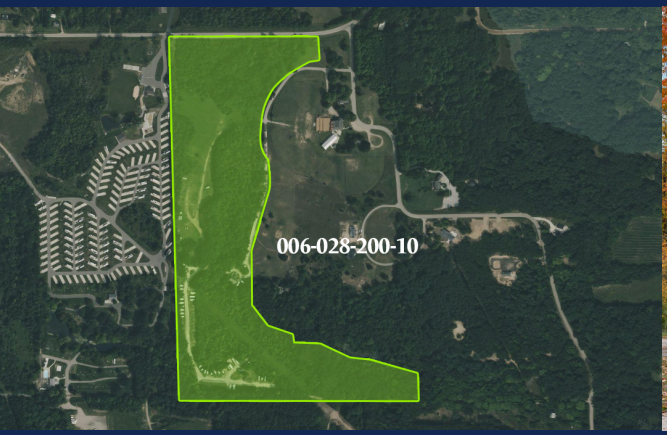
LACUNA COMMERCIAL Advisors



The Campground - A Wooded Retreat With Built-In Value

Set in a naturally wooded landscape, this campground parcel blends atmosphere and infrastructure, anchored by a 690 sq. ft. camp store and a 1,750 sq. ft. pole barn with living quarters, including one 50-amp full hook-up site.

Spacious sites offer 30-AMP electric and select water hookups, supported by on-site dump/fill systems, bathhouses, and laundry facilities. With walkable access to the Val-Du Lakes Bar & Grill, the parcel provides a seamless guest experience and a strong platform for hospitality-driven revenue. Consistent seasonal traffic and room for future growth make this an exciting component of the Val-Du Lakes offering.





Campground Features

PARCEL NO.	006-028-200-10
ACREAGE	49.4 ACRES
CAMP STORE	APPROX. 690 SQ FT
POLE BARN	APPROX. 1,750 SQ FT
NO. OF SITES	100 CAMPSITES

Campground Expandable to Over 300 Sites
(Subject to Local Zoning)

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

EXCLUSIVE OFFERING MEMORANDUM

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL Advisors







Campground Amenities

- VAL-DU LAKES BAR & GRILL WITH INDOOR AND OUTDOOR SEATING WITHIN WALKING DISTANCE
- NATURAL WOODED SETTING WITH SPACIOUS, GRASSY CAMPSITES
- 30-AMP ELECTRIC HOOKUP AT EACH SITE, WITH PICNIC TABLE AND FIRE RING
- FULL-SERVICE DUMP/FILL STATION
- ON-SITE MOBILE DUMP SERVICE AVAILABLE
- SITES WITH WATER HOOKUPS AVAILABLE
- SPACIOUS PRIVATE SHOWERS AND CLEAN BATHROOMS
- ON-SITE LAUNDRY FACILITY
- CAMP STORE
- CAMPER RENTALS
- OVERFLOW PARKING
- UNDEVELOPED ACREAGE



Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

HISTORY

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors

Where It All Began - Rich History Dating Back to the 1920s

Val-Du Lakes Resort began in the 1920s when Moses and Mrs. Davis, retired schoolteachers, purchased a 100-acre farm in Oceana County. The Davis family farmed cherries, apples, pears, vegetables, and raised livestock, creating a peaceful retreat for friends and family.

Their daughter, Lila, and her husband, David O. Duncan, later welcomed summer visitors to what became known as the Val-Du Lakes Farm Resort. Guests fished in spring-fed Hunter Creek, hiked the nearby dunes, and enjoyed the beaches of Silver Lake and Lake Michigan. Lila's favorite spot—Val-Du Lakes Hill—offered sweeping views of the lake, dunes, and shoreline.

Eventually, Lila sold the farm, paving the way for its evolution into a regional destination for recreation and entertainment.





Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

HISTORY

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL Advisors

Historic Lakeshore Concert Venue

By the late 1980s and early 1990s, Val-Du Lakes had become one of West Michigan's top concert venues. The Val-Du Lakes Amphitheatre drew thousands for some of the biggest touring acts of the era.

Big Names. Big Summer. Big Memories.

In 2011, Val-Du Lakes hosted a major summer concert series featuring West Michigan's own Pop Evil alongside internationally recognized acts such as Sick Puppies, Sara Evans, 38 Special with Molly Hatchet, Collective Soul, Buckcherry, Big & Rich, Cheap Trick, and Meat Loaf.



Major Tours Hosted

Aerosmith
Get A Grip Tour (1993)

Metallica
Damaged Justice Tour (1989)

Mötley Crüe
Dr. Feelgood World Tour (1990 — with Ratt)

Clash of the Titans Tour
Megadeth, Slayer, Anthrax (1991 — with Alice in Chains)

Rise of the Phoenix Summer Concert Series (2011)
Sick Puppies, Pop Evil, Sara Evans, 38 Special with Molly Hatchet, Collective Soul, The Gin Blossoms with Tonic, Buckcherry, Big & Rich with Gretchen Wilson, Cheap Trick, and Meat Loaf

Other Notable Acts

Guns N' Roses • Stevie Ray Vaughan • Hank Williams Jr.
The Beach Boys • Whitesnake • Skid Row • Three Dog Night

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors








Fantastic Venue for Weddings & Large Events

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors



Val-Du Lakes Bar & Grill











Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors













Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL Advisors



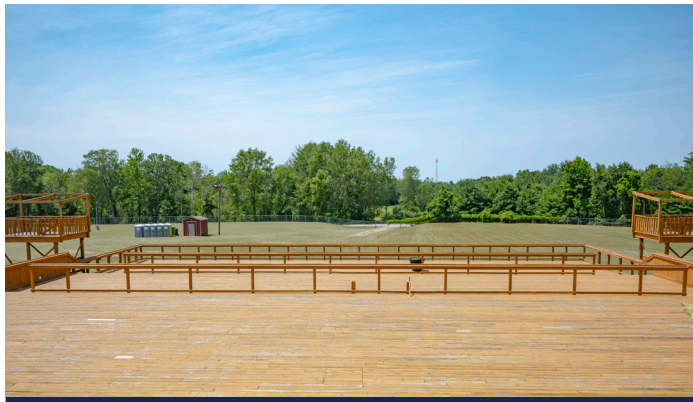
Covered Pavilion for Concerts & Events











Deck for Large-Scale Concerts & Events

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

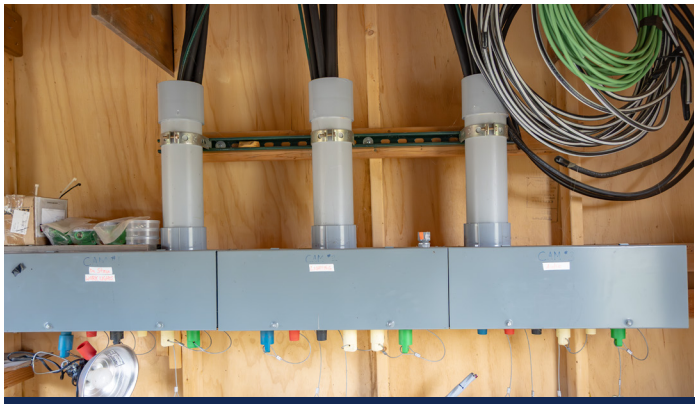
PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors



Power House - High Capacity Three-Phase



Pre-Wired For Demanding Audio/Video Systems



Inside Power House





Manor | Built About 1888



Manor | High-Value Short-Term Rental

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors







Manor | Patio Area



Interior Photos of Manor



Fully Furnished Interior



Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors













Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors









Manor | Fully Furnished with Period Decor





Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

PROPERTY PHOTOS

Restaurant | Manor | Event Grounds | Concert Venue | Campground

LACUNA COMMERCIAL
Advisors



Campground Store & Office











Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com