

## Location:

2 Miller Road  
Mill Run, PA

## County:

Fayette

## Description:

Real estate purchase loan

## Total Project Cost:

\$318,710



## Misty Mountain Lookout

### People:

Nicole Kruse has gazed out from a lot of Fayette County houses as her family has assembled a portfolio of vacation rentals. The house right between Fallingwater and Ohiopyle set a new bar. “I have never seen one that had a view like that before,” she says. “All you see is huge – almost 360 degrees all around you – ridge lines of the mountains.” What she calls a “million-dollar view” could be hers for \$250,000. But could she and partner Matt Guess convert it into a profitable rental?

### Progress:

Nicole and Matt figured the house would attract more guests with a few key upgrades and some vigorous marketing. They went straight to their usual lender, The Progress Fund, which loaned them \$289,430 – enough to buy and enhance the house.

### Impact:

“The day that we purchased it, we got a reservation, literally within an hour after we walked away,” says Nicole. They promptly set about transforming the unfinished basement into a bedroom, bathroom and billiards room with wet bar, plus pouring a backyard patio for a steamy new amenity. “You can be sitting in the hot tub and have this view that’s just awesome,” she says. Imagine those ridges when the leaves turn, or blanketed in winter snow. “It doesn’t have to just be about the summer in Ohiopyle.”

The Progress Fund is an equal opportunity provider and employer.

