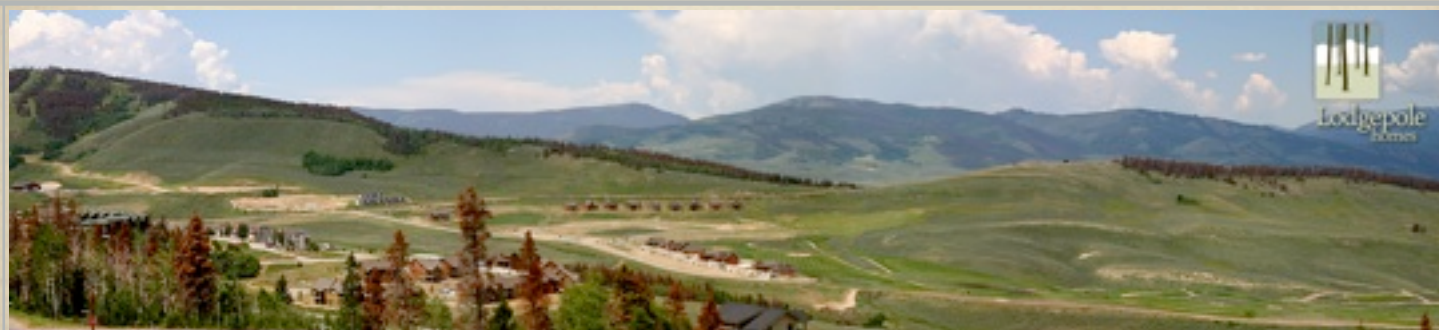


QUARTER SHARE PROGRAM

545 LONE EAGLE DRIVE
GRANBY RANCH - COLORADO



Lodgepole homes

House Features

- Ranch style home with mountain features
- 9 foot ceilings through-out
- Oversized single car garage
- Great room with expansive views
- Stone fireplaces both main level and lower level
- Slab granite counter tops w/ island in Kitchen
- Large covered front porch & large rear deck
- Designer selected finishes
- Extensive hardwood floors
- Range, microwave, & dishwasher included
- Full sized stacked washer & dryer
- Fully furnished with all the needed comforts for your mountain cabin.
- Individual owner's storage

Lodgepole Homes, one of the two exclusive single family enclave builders at Granby Ranch since 2006, is offering a new Quarter Share Program. We're different from most of the Quarter Share programs within Grand County, as we offer only our own properties at Granby Ranch. You deal direct with the builder, so we've eliminated the usual "middle man mark-ups" thereby opening mountain home ownership to a wider range of mountain loving families. We don't just close the sale and move on down the road – we're here to ensure years of enjoyment at Granby Ranch.

Quarter Share ownership is a well-known legal form of fractional ownership, which allows buyers to purchase a 1/4 share of a mountain home and to share expenses on an equal basis. Each Owner enjoys a 13-week annual rotating share in a specific well-appointed, spacious single family home. Each home is fully furnished and equipped right down to the silverware, linens, Flat Panel TV and appliances. Each home is maintained inside and out (including weekly maid service) by a professional property management company to make all your weeks a consistent vacation experience, fully devoted to enjoyment.

Let us give you more information on this unique Granby Ranch offering and show you how the Lodgepole Homes Quarter Share program can make your dream of hassle-free, affordable, four-season mountain home ownership a reality

- 3 Bedroom • Finished Sq Ft: 1,702
- 3 Baths • Heated Sq Ft: 2,163
- Garage Sq Ft: 260
- Deck Sq Ft: 205

Quarter Share Program Includes membership to:

THE CONNECTION at Granby Ranch

- Family Ski Pass to Sol Vista
- Neighborhood Shuttle Service to and from Sol Vista
- Shuttle Service to Winter Park
- Member Only Lift Lines
- 4 - Foursomes at Headwaters Golf Course (A Nicklaus Design)
- Special Golf access, golf tournaments and clinics
- World Class Mountain Biking
- Free summer chair lift rides
- Access to miles of biking and hiking trails
- Grange Hall Access
- Priority Access to private 3 mile stretch of the Fraser River
- Year round member activities (Wine tastings, tournaments, BBQ's, family activities, etc.)
- And more! Contact Us for details



Benefits of Quarter Share Ownership

Quarter Share ownership is an economical way to own a vacation property without the expense and effort of managing a second home.

- ▶ Each quarter share owner has 13 weeks of dedicated exclusive use each year on a rotating basis so that every 4 years each owner's weeks fall equally on the high-demand weeks (holidays and school vacations) plus each owner gets a true 4-season mix of usage. One week every year is set aside for maintenance.
- ▶ As a quarter share owner, you can use, exchange, all or any portion of your dedicated weeks to further maximize your value or to further reduce your costs of ownership. You can rent your weeks yourself or use your dedicated property manager to do the work for you. You can sell your ownership anytime without restriction. This is not a time-share, so you can pass on your ownership to your kids for generations of family enjoyment and value.
- ▶ No owner is "on the hook" for another owner's cost to purchase the Quarter share. Costs of utilities and maintenance of the property are equally split between the owners which represents considerable savings as summarized in the example below.
- ▶ Owner's have a recorded agreement to set out the rules of use as Tenant's in Common and a legally binding structure to properly manage and maintain the Property, all which are included in this program. The Owner's can jointly modify these rules over time to accommodate their specific needs for their Property.

Financing Options

- ▶ 15 year fixed rate financing through Lodgepole Home's preferred lenders
- ▶ Home Equity Loans
- ▶ 1031 Exchange - Lodgepole can easily accommodate your 1031 exchange, if applicable
- ▶ New 401k loan rules as of July 2008 that you may not be aware of
- ▶ Cash or Other Financing



As one of Colorado's greenest builders, Lodgepole Homes is an enterprising company driven by a deep commitment to build homes of energy-efficient design in remarkably beautiful places.

Costs & Fee

Quarter Ownership \$129,500

Monthly Fees - Estimates	Full Share	Qtr Share
Property Taxes	\$348	\$87
Base Utilities	\$271	\$68
Other Utilities (Cable, Internet, Phone):	\$180	\$45
Snow Removal	\$63	\$16
Insurance	\$67	\$17
Bookkeeping/ Mgmt Services	\$200	\$50
Cleaning Services	\$42	\$11
HOA dues	\$109	\$77
Other - Including Maintenance & Replacement	\$250	\$63
Sub Total - Monthly	\$1,530	\$432
Monthly Savings (Qtr Share vs Full Share)		\$1,098

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