

Annual Meeting of
First Westwind at Vail Condominium Association, Inc.
September 6, 2014
Vail, Colorado

The meeting was called to order by Mr. Edward J. Davenport at 9:00 am MDT.

Mr. Davenport directed that Jeff Jacobs call the roll of the members. Jeff conducted a roll call and advised the Association that a quorum was present.

Mr. Davenport asked for and received a motion from Mr. Al Litwak, seconded by Mr. Mark Lampert to approve the minutes of the annual meeting of September 7, 2013. The Association members approved the resolution by unanimous consent.

Steve MacDonald presented a review of comparable sales data and HOA dues that is attached to these minutes.. He then reported on the budget and the Association's finances. He went through each budget item listed in the proposed budget contained in each Association member's meeting packet.

A motion was then made by Mr. Bob Wainger and seconded by Mr. Al Litwak that the Association approve the budget and the Association passed the resolution by unanimous consent.

Jeff Jacobs led discussions on Westwind Renovations. The front entry has been redone. We have also replaced the courtyard lights with LED.

Dawn Moe then presented a report on marketing and provided the members with a marketing report which was enclosed in the meeting materials. She noted that 25% of all bookings are booked on-line through www.vailwestwind.com. Commissionable bookings are down from 27% to 18%. Direct bookings are 82% of all reservations.

The Board will look into what projects the owners may want to consider in the future. Owners expressing an interested in helping to create a list of potential future projects were Lee Olch, Mark and Ed Lampert, Christine Bush, Autumn and Chris Jones, Roger Marce and Pam Holbrook.

Mrs. Sue Congalton moved and Mr. Roger Marce seconded to approve and ratified the Board of Directors actions for the previous year. The Association passed the resolution by unanimous consent.

Mr. Walter Yeates moved and Mrs. Sue Congalton seconded that the Association re-elect the incumbent directors, Jim Beedie, Mark Johnson, Ron Peterson, Jim Zetler, and Ed Davenport for an additional one year term. The Association passed the resolution by unanimous consent.

The meeting was concluded by Mr. Davenport announcing that the next year's annual meeting will be in LionsHead during the annual Oktoberfest on September 12, 2015.

Mr. Davenport thanked the staff.

The meeting was then adjourned.

Sales Data

Westwind and Landmark

See Attached Sheets

The highest one-bedroom sale in each project during the past year is as follows.
Both units were remodeled original units.

Westwind 401 = \$814 sales price per square foot

Landmark 109 = \$866 sales price per square foot

The Westwind sale on a price per square foot is 94% of the Landmark sale.



The current two remodeled Westwind units that are for sale are priced within 10% of the median Landmark sales in the past year. This is for original units at the Landmark and Westwind.

Westwind Sales in the Past Year and Current Listings

Listing #	Original Price	Price / Status	Price Per Sq Ft	Selling Date	Type	Subdivision	BD	BA	Sq Ft	Parking	Year Built
913890	\$775,000	\$775,000 548 S Frontage Rd #302 Vail, CO 81657 Active	796.51		CONDO	Westwind	2	2 (2 0 0)	973	Unassigned, Underground	1969
921077	\$1,465,000	\$1,465,000 548 S Frontage Rd W #205 Vail, CO 81657 Active	956.27		CONDO	Westwind	3	3 (2 1 0)	1532	Underground	1969
920240 	\$2,050,000	↓ \$1,585,000 548 S Frontage Rd W #305 Vail, CO 81657 Active	1,025.89		CONDO	Westwind	3	3 (2 1 0)	1545	Unassigned, Underground	1969
912258	\$689,000	\$568,000 548 S Frontage Rd #401 Vail, CO 81657 Sold	814.92	12/04/13	CONDO	Westwind	1	2 (1 0 1)	697	Multi-Heated, Underground, Wheelchair Access	1969
916999	\$1,298,000	\$1,052,500 548 S Frontage Rd #402 Vail, CO 81657 Sold	685.67	08/30/13	CONDO	Westwind	3	2 (2 0 0)	1535	Unassigned, Underground	1969

Two remodeled listings are \$956 and \$1,025 per square foot.

Landmark Sales in the Past Year and Currently Under Contract

<u>Listing #</u>	<u>Original Price</u>	<u>Price / Status</u>	<u>Price Per Sq Ft</u>	<u>Selling Date</u>	<u>Type</u>	<u>Subdivision</u>	<u>BD</u>	<u>BA</u>	<u>Sq Ft</u>	<u>Parking</u>	<u>Year Built</u>
916603	\$999,000	\$989,000 612 W Lionshead Cir #104 Vail, CO 81657 Under Contract	989.99		CONDO	Landmark Vail	2	2 (2 0 0)	999	1 Car Assigned, Underground	1973
916765	\$549,000	\$450,000 610 W Lionshead Cir #107 Vail, CO 81657 Sold	747.51	10/04/13	CONDO	Landmark Vail	1	1 (1 0 0)	602	Unassigned, Underground	1973
916768	\$569,000	\$450,000 610 W Lionshead Cir #108 Vail, CO 81657 Sold	747.51	10/04/13	CONDO	Landmark Vail	1	1 (1 0 0)	602	Unassigned, Underground	1973
V320226	\$695,000	\$520,000 612 W Lionshead Cir #109 Vail, CO 81657 Sold	866.67	09/05/13	CONDO	Landmark Vail	1	1 (1 0 0)	600	Underground, Unassigned	1973
916952	\$1,195,000	\$1,095,000 610 W Lionshead Cir #101 Vail, CO 81657 Sold	1,096.10	02/28/14	CONDO	Landmark Vail	2	2 (2 0 0)	999	Multi-Heated, Unassigned, Underground, Wheelchair Access	1973
919368	\$1,450,000	\$1,370,000 610 W Lionshead Cir #217 Vail, CO 81657 Sold	1,032.40	08/12/14	CONDO	Landmark Vail	3	3 (2 1 0)	1327	Unassigned, Underground	1973
919597	\$1,399,000	\$1,385,000 610 W Lionshead Cir #501 Vail, CO 81657 Sold	1,357.84	07/29/14	CONDO	Landmark Vail	2	2 (2 0 0)	1020	Unassigned, Underground	1973
917251	\$2,475,000	\$1,700,000 610 W Lionshead Cir #504 Vail, CO 81657 Sold	1,007.71	03/28/14	CONDO	Landmark Vail	4	4 (4 0 0)	1687	Multi-Car	1973
920120	\$1,895,000	\$1,800,000 610 W Lionshead Cir #502 Vail, CO 81657 Sold	1,054.48	06/25/14	CONDO	Landmark Vail	4	4 (4 0 0)	1707	Unassigned, Underground	1973
917543	\$2,250,000	\$1,900,000 610 W Lionshead Cir #705 Vail, CO 81657 Sold	1,051.47	07/29/14	CONDO	Landmark Vail	4	4 (4 0 0)	1807	Unassigned, Underground	1973

This is for sales in the past year of original Landmark units. The median sale price is \$1,032 per square foot.

HOA DUES
FOR
THE WESTWIND
AND
THE LANDMARK

The Westwind Homeowners' Dues

Gross Dues per the Annual Budget (Including Reserve Fund)	\$339,537.00
Gross Building Square Footage (Per Eagle County)	\$ 36,939.00
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Annual Dues per Square Foot	\$ 9.19
Estimated Cost for Gas Heat and Boiler Maintenance is 15% of Gross Dues	
Estimated Annual Dues per Square Foot (without heat)	\$ 7.81

Westwind Unit Square Footage	
Unit	Sq. Footage
101	956
102	929
103	653
104	1,115
105	1,529
106	1,115
107	967
108	956
109	752
201	927
202	913
203	651
204	1,042
205	1,532
206	1,008
207	945
208	907
209	724
301	983
302	964
303	688
304	1,111
305	1,545
306	1,111
307	977
308	964
309	763
401	688
402	1,520
403	690
404	1,832
405	1,838
406	973
407	1,511
408	1,160
Totals	36,939

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$1,298,000	Sub Type	Condo	MLS#	916999	Status	Sold
Address	548 Frontage Rd Vail, CO 81657			Area	Lionshead	ADOM/CDOM	122/549
Subdivision	Westwind	Unit #	402	Sq Ft	1535	List \$/Sq Ft	\$846
Bed 3	Total Bath	2 (2 0 0)	(FTH)	Yr Built	1969	Sold Price	\$1,052,500
Entry Level	Master	No		Loft		Sold \$/Sq Ft	\$685.67
Furnished	Full	Garage/Pkg	Unassigned,Un			Sold Date	08/30/13
# Levels	2	Lock Off	No				
Add'l Rooms	Dining Room						
Location	Bus Route,In Town,Walk to Slopes			View	Mountains,Ski Slopes		



[Additional Pictures](#)

Remarks This condominium has been a sleeper! An excellent value: views of ski slopes and incredible access to ski lifts. Just steps to the Gondola. Pool, hot tubs, remodeled lobby, and front-desk management. Choose a second home with heated parking, central location, and spacious multi-level floor plan. Westwind faces Vail Mountain, located in the middle of Lionshead shopping, dining and ice rink.

\$9.16/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$3517 /Quarterly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$3,713	Tax Year	2012	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric \$0 Total \$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint,Common Taxes,Heat,Insurance,Management,Phone,Snow Removal,Trash Pickup,Water / Sewer					
HOA/Comm Amenities	Front Desk,On Site Management,Pool,Spa and Hot Tub					
Comm Features	On Bus Line					
Interior Features	Cable Available,Deck,Fireplace - Gas,Multi-Level,Vaulted Ceilings					
Heating	Baseboard,Natural Gas					
Laundry	Dryer,Washer	Appliances	Dishwasher,Disposal,Microwave,Range,Refrigerator,Washer/Dryer			
Construction	Woodframe	Floor Coverings	Tile,Wall to Wall Carpet		Roof Type	Asphalt
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction No
Sbjt to Rental Contract	Yes	# Units in complex	0		# Levels in Bldg	5
Distressed Property	None	Unit Entry Level	4		# Levels in Unit	2

LAND & SITE INFORMATION

Schedule #	R008735	Lot Acreage	0.0350	Lot Sq Ft	1525	Zoning	Multi-Family
Filing #		Block #		Lot #		Parcel #	
Legal Parcel	GSA	Town of Vail G	Ground Lease	No	Pinned	Staked	
Water Source	Available Utils	Cable TV,District Sewer,District Water,Electricity,Gas,Phone,Satellite,Trash Pickup					

The Landmark

Homeowners' Dues

The annual budget was not available. The attached information was provided by the Vail Board of Realtors for recent sales at the Landmark.

This is for units built in 1973.

The units built in 1973 are heated by electric baseboards. That is billed separately to each owner.

Annual Dues per Square Foot	\$	8.35
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CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$549,000	Sub Type	Condo	MLS#	916765	Status	Sold
Address	610 Lionshead Cir			Area	Lionshead		
	Vail, CO 81657					ADOM/CDOM	209/231
Subdivision	Landmark Vail			Unit #	107		
Bed 1	Total Bath	1 (1 0 0)	(FTH)	Sq Ft	602	List \$/Sq Ft	\$912
Entry Level	Master	Yes				Sold Price	\$450,000
Furnished	Unfurnished	Garage/Pkg	Unassigned,Un	Yr Built	1973	Sold \$/Sq Ft	\$747.51
# Levels	1	Lock Off	No	Loft		Sold Date	10/04/13
Add'l Rooms	None						
Location	Bus Route,In Town,Walk to Slopes			View	City,Mountains,Ski Slopes,South Facing		



[Additional Pictures](#)

Remarks Please inquire about purchasing 107 and 108 (adjacent/separate residences), both at 602 square feet, with ski-slope views, and each with a 200 square-foot deck! Potential to combine both or remodel individually. All-original interior, in a fantastic location in Lionshead. Steps to gondola within redeveloped Landmark: brand-new lobby, renovated pool deck with 3 hot tubs, fitness center and underground parking. Do the math on this rare opportunity. Each also includes exterior storage closet.

\$8.31/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$1251	/Quarterly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$2,362		Tax Year	2012	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric	\$0
						Total	\$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint,Common Taxes,Insurance,Management,Snow Removal,Trash Pickup,Water / Sewer						
HOA/Comm Amenities	Fitness Center,Front Desk,On Site Management,Pets,Pool,Shuttle Service						
Comm Features	On Bus Line						
Interior Features	Deck,Fireplace - Wood						
Heating	Baseboard,Electric						
Laundry	Common	Appliances	Dishwasher,Range,Refrigerator				
Construction	Steel	Floor Coverings	Vinyl,Wall to Wall Carpet			Roof Type	Asphalt,Shake
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction	No
Sbjt to Rental Contract	No	# Units in complex	0			# Levels in Bldg	7
Distressed Property	None	Unit Entry Level	1			# Levels in Unit	1

LAND & SITE INFORMATION

Schedule #	R064481	Lot Acreage	0.0080	Lot Sq Ft	348	Zoning	Planned Unit Develop
Filing #		Block #		Lot #		Parcel #	
Legal Parcel		GSA	None Known	Ground Lease	No	Pinned	Staked
Water Source		Available Utils	Cable TV,City Sewer,City Water,Electricity,Gas,Phone,Snow Removal,Trash Pickup				

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$569,000	Sub Type	Condo	MLS#	916768	Status	Sold
Address	610 Lionshead Cir			Area	Lionshead	ADOM/CDOM	209/231
	Vail, CO 81657						
Subdivision	Landmark Vail			Unit #	108		
Bed 1	Total Bath	1 (1 0 0)	(FTH)	Sq Ft	602	List \$/Sq Ft	\$945
Entry Level	Master	Yes				Sold Price	\$450,000
Furnished	Unfurnished	Garage/Pkg	Unassigned, Un	Yr Built	1973	Sold \$/Sq Ft	\$747.51
# Levels	1	Lock Off	No	Loft		Sold Date	10/04/13
Add'l Rooms	None						
Location	Bus Route, In Town, Walk to Slopes			View	City, Mountains, Ski Slopes, South Facing		



[Additional Pictures](#)

Remarks Please inquire about purchasing 107 and 108 (adjacent/separate residences), both at 602 square feet, with ski-slope views, and each with a 200 square-foot deck! Potential to combine both or remodel individually. All-original interior, in a fantastic location in Lionshead. Steps to gondola within redeveloped Landmark: brand-new lobby, renovated pool deck with 3 hot tubs, fitness center and underground parking. Do the math on this rare opportunity. Each also includes exterior storage close

\$8.31/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$1251	/Quarterly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$2,359		Tax Year	2012	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water \$0	Sewer	\$0	Electric	\$0	Total \$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint, Common Taxes, Insurance, Management, Snow Removal, Trash Pickup, Water / Sewer						
HOA/Comm Amenities	Fitness Center, Front Desk, On Site Management, Pets, Pool, Shuttle Service						
Comm Features	On Bus Line						
Interior Features	Deck, Fireplace - Wood						
Heating	Baseboard, Electric						
Laundry	Common	Appliances	Dishwasher, Range, Refrigerator				
Construction	Steel	Floor Coverings	Vinyl, Wall to Wall Carpet			Roof Type	Asphalt
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction	No
Sbjt to Rental Contract	No	# Units in complex	0			# Levels in Bldg	7
Distressed Property	None	Unit Entry Level	1			# Levels in Unit	1

LAND & SITE INFORMATION

Schedule #	R064482	Lot Acreage	0.0080	Lot Sq Ft	348	Zoning	Planned Unit Develop
Filing #		Block #		Lot #		Parcel #	
Legal Parcel		GSA	None Known	Ground Lease	No	Pinned	Staked
Water Source		Available Utils	Cable TV, City Sewer, City Water, Electricity, Gas, Snow Removal, Trash Pickup				

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$549,000	Sub Type	Condo	MLS#	V320226	Status	Sold
Address	612 Lionshead Cir Vail, CO 81657			Area	Lionshead	ADOM/CDOM	1280/1294
Subdivision	Landmark Vail			Unit #	109		
Bed 1	Total Bath	1 (1 0 0)	(FTH)	Sq Ft	600	List \$/Sq Ft	\$915
Entry Level	Master			Yes		Sold Price	\$520,000
Furnished	Full			Garage/Pkg	Underground,	Yr Built	1973
# Levels	1	Lock Off	No	Loft		Sold \$/Sq Ft	\$866.67
Add'l Rooms	None					Sold Date	09/05/13
Location	Bus Route, In Town, Walk to Slopes			View	Ski Slopes		



[Additional Pictures](#)

Remarks: **Newly Renovated 1-bedroom Condo In The Heart Of Lionshead. Featuring New Hardwood Floors, Carpeting, Granite Kitchen, Paint And Designer Furnishings. In Addition, Condo Boasts An Indoor Sauna And Ski Slope Views. The New Landmark Also Offers A Redesigned Pool, Deck And Lobby Area For Guest Friendly Check-ins. Excellent On-site Management And Rental Program.**

\$8.34/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$1251	/Quarterly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$2,418		Tax Year	2012	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric	\$0
						Total	\$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint, Common Taxes, Gas, Management, Snow Removal, Trash Pickup, Water / Sewer						
HOA/Comm Amenities	Fitness Center, Pool						
Comm Features	On Site Management, Pets, Pool						
Interior Features	Cable Available, Deck, Fireplace - Gas, Sauna						
Heating	Electric						
Laundry	Common	Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer/Dryer				
Construction	Steel	Floor Coverings	Wood, Wall to Wall Carpet	Roof Type	Shake, Asphalt		
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction	No
Sbjt to Rental Contract	Yes	# Units in complex	0	# Levels in Bldg	7		
Distressed Property	None	Unit Entry Level	1	# Levels in Unit	1		

LAND & SITE INFORMATION

Schedule #	R064483	Lot Acreage	0.0100	Lot Sq Ft	436	Zoning	Multifam
Filing #		Block #		Lot #		Parcel #	
Legal Parcel		GSA	None Known	Ground Lease	No	Pinned	Staked
Water Source		Available Utils	Cable TV, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal, Trash Pickup				

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$1,425,000	Sub Type	Condo	MLS#	919368	Status	Sold
Address	610 Lionshead Cir			Area	Lionshead		
	Vail, CO 81657					ADOM/CDOM	169/1126
Subdivision	Landmark Vail			Unit #	217		
Bed	3	Total Bath	3 (2 1 0)	(FTH)		Sq Ft	1327
Entry Level	Master					List \$/Sq Ft	\$1074
Furnished	Full	Garage/Pkg	Unassigned,Un	Yr Built	1973	Sold Price	\$1,370,000
# Levels	2	Lock Off	No	Loft		Sold \$/Sq Ft	\$1032.4
Add'l Rooms	Kitch/Fam Rm Combo					Sold Date	08/12/14
Location	Bus Route,In Town,Walk to Slopes	View	City,Mountains,Ski Slopes				



[Additional Pictures](#)

Remarks **A beautifully finished, immaculate 3 bedroom condominium with stunning furnishings,. Completely renovation as of 2010. Located in the heart of Vail's Lionshead Village. The Landmark has everything: pool, hot tub, locker room, fitness room, & front desk. Steps from restaurants, shops, ice rink, and the gondola. This is a platinum rated property with excellent rental revenue. A tremendous value at a new price!**

\$8.36/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$2775	/Quarterly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$4,598		Tax Year	2014	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric	\$0
						Total	\$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint,Common Taxes,Management,Snow Removal,Trash Pickup,Water / Sewer						
HOA/Comm Amenities	Fitness Center,Front Desk,On Site Management,Pool,Shuttle Service,Spa and Hot Tub						
Comm Features	On Bus Line						
Interior Features	Air Conditioning,Cable Available,Deck,Fireplace - Gas,Jetted Bathtub,Vaulted Ceilings,Wired for Cable						
Heating	Electric						
Laundry	Dryer,Washer	Appliances	Dishwasher,Disposal,Microwave/Hood Combo,Refrigerator,Washer/Dryer				
Construction	Steel	Floor Coverings	Tile,Wall to Wall Carpet,Wood			Roof Type	Asphalt
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction	No
Sbjt to Rental Contract	Yes	# Units in complex	0			# Levels in Bldg	7
Distressed Property	None	Unit Entry Level	2			# Levels in Unit	2

LAND & SITE INFORMATION

Schedule #	R064510	Lot Acreage	0.0170	Lot Sq Ft	741	Zoning	Multi-fmaily
Filing #		Block #		Lot #		Parcel #	
Legal Parcel		GSA	None Known	Ground Lease	No	Pinned	
Water Source		Available Utils	Cable TV,City Sewer,City Water,Electricity,Gas,Phone,Snow Removal,Trash Pickup				

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$1,895,000	Sub Type	Condo	MLS#	920120	Status	Sold		
Address	610 Lionshead Cir			Area	Lionshead	ADOM/CDOM	8/56		
	Vail, CO 81657-52								
Subdivision	Landmark Vail	Unit #	502						
Bed	4	Total Bath	4 (4 0 0)	(FTH)	Sq Ft	1707	List \$/Sq Ft	\$1110	
Entry Level Master	Yes							Sold Price	\$1,800,000
Furnished	Full	Garage/Pkg	Unassigned,Un	Yr Built	1973		Sold \$/Sq Ft	\$1054.48	
# Levels	2	Lock Off	No	Loft			Sold Date	06/25/14	
Add'l Rooms	Great Room								
Location	Bus Route,In Town,Walk to Slopes			View					



[Additional Pictures](#)

Remarks **4-bedroom/4-bath, plus loft offers room for family and friends, with inspiring ski-slope views. Well-located in pedestrian-friendly Lionshead, just steps from chairlifts. Capitalize on redeveloped building, with on-site management and maintenance, luxurious lobby, underground parking, established rental program, pool, hot tubs, ski-storage, and fitness room. Interior includes new base/case, doors, and cabinets, with terrific potential to renovate and boost the value. Offered fully furnished.**

\$8.38/SF FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$1192	/Monthly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/		
Property Tax	\$6,356		Tax Year	2013	Transfer Tax	1.000%	Transfer Fee	0.000%	
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric	\$0	Total	\$0

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint,Common Taxes,Insurance,Management,See Remarks,Snow Removal,Trash Pickup,Water / Sewer						
HOA/Comm Amenities	Fitness Center,Front Desk,On Site Management,Pets,Pool,See Remarks,Shuttle Service						
Comm Features	On Bus Line						
Interior Features	Cable Available,Fireplace - Gas,Multi-Level,Vaulted Ceilings						
Heating	Baseboard,Electric						
Laundry	Common	Appliances	Dishwasher,Disposal,Microwave/Hood Combo,Range,Refrigerator				
Construction	Steel	Floor Coverings	Stone,Tile,Wall to Wall Carpet			Roof Type	Asphalt
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction	No
Sbjt to Rental Contract	Yes	# Units in complex	0			# Levels in Bldg	7
Distressed Property	None	Unit Entry Level	5			# Levels in Unit	2

LAND & SITE INFORMATION

Schedule #	R064524	Lot Acreage		Lot Sq Ft	0	Zoning	Multi-Family
Filing #		Block #		Lot #		Parcel #	210106330053
Legal Parcel		GSA	Town of Vail G	Ground Lease	No	Pinned	Staked
Water Source		Available Utils	Cable TV,District Sewer,District Water,Electricity,Gas,Phone,Satellite,See Remarks,Snow Removal,Trash				

CLIENT DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$1,800,000	Sub Type	Condo	MLS#	917251	Status	Sold
Address	610 Lionshead Cir			Area	Lionshead	ADOM/CDOM	294/624
	Vail, CO 81657-52						
Subdivision	Landmark Vail	Unit #	504	Sq Ft	1687	List \$/Sq Ft	\$1067
Bed	4	Total Bath	4 (4 0 0)	(FTH)		Sold Price	\$1,700,000
Entry Level	Master	Garage/Pkg	Multi-Car	Yr Built	1973	Sold \$/Sq Ft	\$1007.71
Furnished	Full	Lock Off	No	Loft		Sold Date	03/28/14
# Levels	2						
Add'l Rooms	Kitch/Fam Rm Combo,Study						
Location	Bus Route,In Town,Walk to Slopes			View	City,Mountains,River,Ski Slopes,South Facin		



[Additional Pictures](#)

Remarks **WOW! What a view!** Located in the heart of Lionshead and only steps to Vail Mountain. This wonderful 4 bedroom + loft /4 bath condo has big views. Located in the recently upgraded and remodeled Landmark Lodge with exercise room, outdoor pool, hot tubs, BBQ and a deck overlooking it all. With a mountain modern feel and being sold totally furnished you can have it all with very little effort. Great rental opportunity. Enjoy every season with the ultimate in the Vail mountain lifestyle!

\$8.38/SF

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$14144 /Yearly	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$7,070	Tax Year	2013	Transfer Tax	1.000%	Transfer Fee 0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric \$25 Total \$108

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes	Common Area Maint,Common Taxes,Gas,Management,Security,Snow Removal,Trash Pickup,Water / Sewer					
HOA/Comm Amenities	Fitness Center,Front Desk,On Site Management,Pets,Pool,Shuttle Service,Spa and Hot Tub					
Comm Features	Cross Country Trails,Fitness Center,Golf-Public,Hiking/Pedestrian Tr,On Bus Line,On Site Management,Pets,Pool					
Interior Features	Cable Available,Deck,Fireplace - Gas,Multi-Level,Vaulted Ceilings,Wired for Cable					
Heating	Baseboard,Electric					
Laundry	Dryer,Washer	Appliances	Cooktop,Dishwasher,Disposal,Microwave/Hood Combo,Refrigerator,Washer/Dryer			
Construction	Woodframe	Floor Coverings	Stone,Tile,Wall to Wall Carpet		Roof Type	Asphalt
First Right Of Refusal	No	# Of Days	0	Will Consider Trade	No	Deed Restriction No
Sbjt to Rental Contract	No	# Units in complex	0			# Levels in Bldg 6
Distressed Property	None	Unit Entry Level	5			# Levels in Unit 2

LAND & SITE INFORMATION

Schedule #	R064526	Lot Acreage	0.0210	Lot Sq Ft	915	Zoning	condo
Filing #		Block #		Lot #		Parcel #	
Legal Parcel		GSA	None Known	Ground Lease	No	Pinned	Staked
Water Source	Municipal/Publ	Available Utils	Cable TV,City Sewer,City Water,Electricity,Gas,Phone,Snow Removal,Trash Pickup				

**CONDO PROJECTS FOR SALE
And
COMING TO MARKET**

	<u>Sold</u>	<u>For Sale & Coming to Market</u>
Landmark 18 new units	11	7
Ritz 71 new units	55	16
Solaris 79 new units	45	34
Strata – under construction 63 new units	0	63
Ever Vail – approved by town 382 new units	<u>0</u>	<u>382</u>
Totals	111	502



LANDMARK CONDOMINIUMS

610 West Lionshead Circle

www.landmarkresidences.com

The Landmark Condominiums, located in Lionshead, completed a renovation and addition in 2010. The addition included 18 new dwelling units for a total of 76 dwelling units on site. Two employee housing units were also constructed on site. The project included the renovation of over 12,000 square feet of commercial space, which is comprised of retail and restaurants. The project was developed by Alter Vail Ventures, L.L.C. and designed by local firm, Fritzlen Pierce Architects and A. Epstein and Sons. Amenities include underground parking, an outdoor swimming pool and hot tubs.

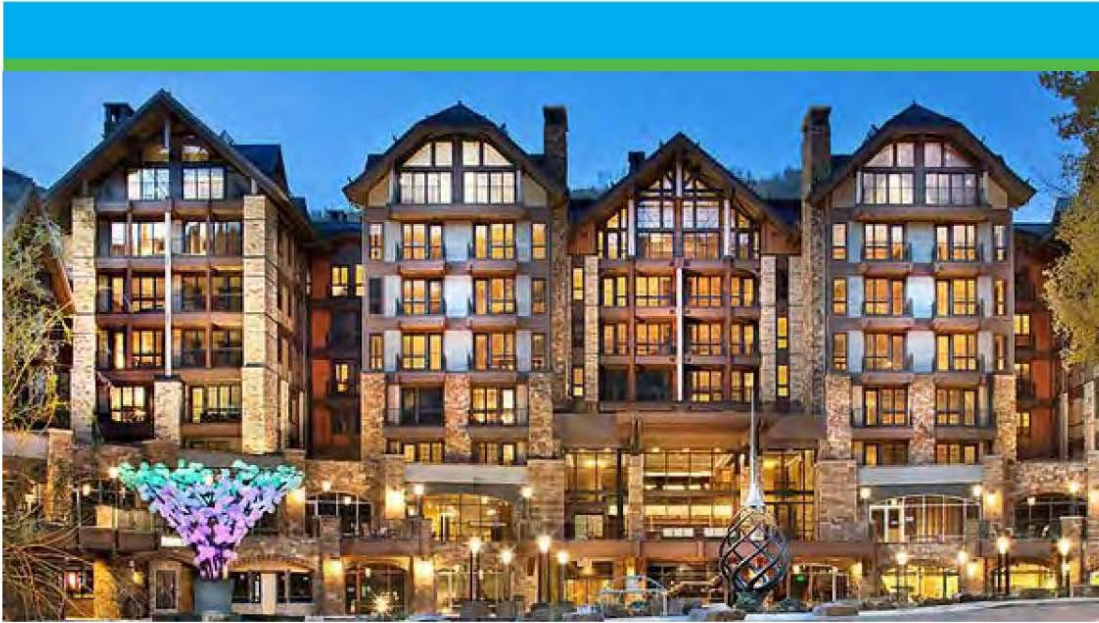


RITZ-CARLTON RESIDENCES

728 South Frontage Road

www.ritzcarlton.com/vail

The Ritz-Carlton Residences were built on a 2.4 acre former surface parking lot in Lionshead. The project includes 71 dwelling units, 45 fractional fee units and 3,600 square feet of commercial space. The Ritz-Carlton Residences were developed by Vail Resorts Development Company and designed by 4240 Architecture of Denver, Colorado. Amenities include a spa and fitness center, outdoor swimming pool, hot tubs and ski valet at the base of the Lionshead gondola. The project was completed in 2010.



SOLARIS

141 East Meadow Drive

www.solarisvail.com/

Solaris, which opened in 2010, is Vail's largest retail experience, with 74,240 square feet of commercial space. It is home to Vail's only bowling alley, a four screen movie theater/restaurant and an outdoor ice rink. Solaris replaced an existing shopping mall that was dated and fronted one of Vail Village's main roads with a large surface parking lot. Solaris includes 79 dwelling units, 300 underground parking spaces and 22 off-site employee beds. Amenities for homeowners include an indoor swimming pool, spa and fitness center. Solaris was developed by a local developer, Crossroads East/West One, LLC and designed by New York City based Barnes Coy Architects.

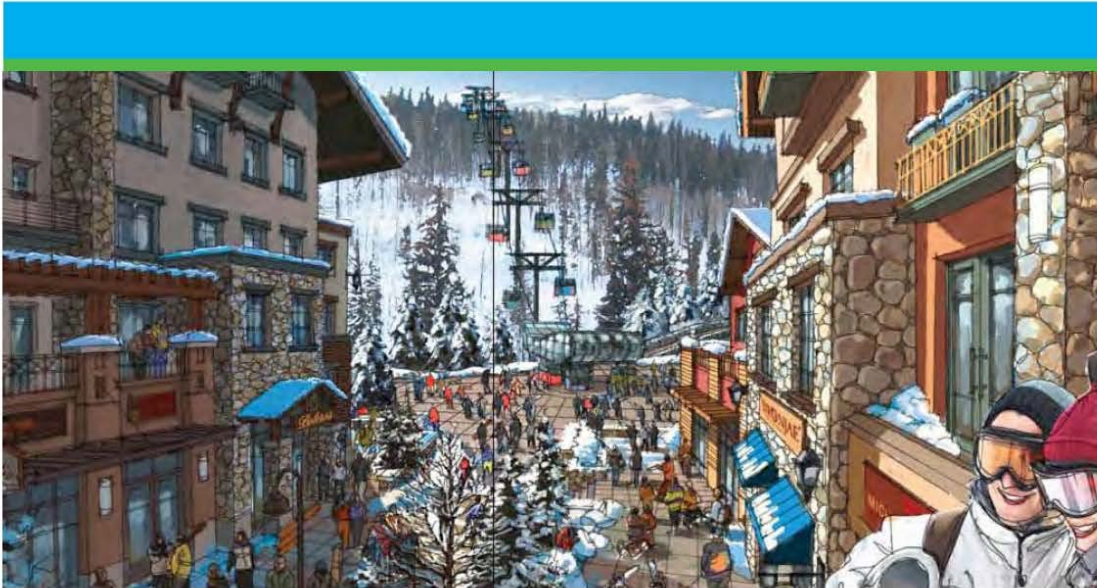


STRATA

705 West Lionshead Circle

www.stratavail.com/StrataVailViewer.swf

Strata, located in Lionshead, was approved for construction in 2009. The project is proposed on a 1.56 acre site that currently includes a hotel and a residential property. The proposed Strata project is being developed by Lionshead Inn, LLC and was designed by Oz Architecture of Denver, Colorado. The project includes 63 dwelling units, 16 fractional fee units, one on-site employee housing unit, 5 off-site employee housing units and approximately 7,000 square feet of commercial space. Commencement and completion of construction dates have yet to be determined.



EVER VAIL

1031 South Frontage Road

www.evervail.com

Ever Vail is a proposed new ski mountain portal currently in the development review process. The proposal includes the construction of a gondola and a public parking structure to disperse access to Vail Mountain. Improvements to Red Sandstone Creek, realignment of the frontage road and other public amenities will be included in the project. Ever Vail includes multiple new structures with 382 dwelling units, 102 accommodation units within one hotel and 45 employee housing units. 49 dwelling units have attached accommodation units that can be short-term rented separately from the dwelling unit. A grocery store provides an anchor for over 60,000 square feet of commercial space, which also includes restaurants, retail and office space. The project is being developed by Vail Resorts Development Company and is being designed by Callison.