



Cabin Inns at Bison Ranch
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Cabin Inns at Bison Ranch Project Overview

Cabin Inns at Bison Ranch is a unique and affordable four seasons, resort cabin vacation ownership opportunity within an easy drive from Phoenix, located in the beautiful White Mountains of Arizona. The resort is a commercial rental cabin facility, with each of the cabins individually owned, and is operated on a "bookings or reservations" basis. Owners' block out the time they want and the remainder of the time their cabin is placed in the Cabin Inns rental program providing an income opportunity to offset some of the overhead expenses. With onsite maintenance and housekeeping, all cabins are superbly maintained and immaculate for owners as well as for paying guests. Important benefits of the rental nature of Cabin Inns at Bison Ranch are the presence of rental services personnel on-site on a seven day a week basis to provide a more secure environment. These services provide a truly stress-free getaway experience.

Cabin Inns at Bison Ranch Investment Summary

Cabin Inns at Bison Ranch is an investment opportunity for up to ten investors for investment units of \$25,000 to \$100,000 each, for a total investment of up to \$1,000,000.

This investment will fund a portion of the acquisition, construction and development of the Cabin Inns at Bison Ranch development. The balance of the funding for the project is provided by a combination of seller land carry-back and construction financing.

Investors will receive a cumulative accrued preferred return of 12% on their invested amount, plus a 2% profits participation in the development for each \$50,000 invested. Total profits are expected to be approximately \$2,000,000.