



Prudential
Florida WCI Realty

Sheryl Hodor

*The Power Team – Top .4% Nationwide
Waterfront Specialist
Legends Award*

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Welcome to Mountain Village Chalets – Your private North Carolina Mountain Getaway!

For over 35 years Mountain Village Chalets has been operating as a successful vacation destination. However, for the first time we are now offering our *newly-renovated* cabins and chalets for sale. Have the best of both worlds by enjoying your North Carolina Chalet, and in your absence, you will be able to utilize our on-site staff to manage and rent your new Chalet throughout the year.

In the early 80's, many Floridians began purchasing property in North Carolina. They were drawn to the versatility of the land, which offers both mountain-side living and lakefront appeal. I became one of those property owners when my father built our family a vacation home on Lake Lure. Over the years, I have personally seen this area develop beyond my own imagination into luxury living and a popular vacation destination.

After witnessing this dramatic transformation, I couldn't let the real estate opportunity pass me by. So I, along with other family members and friends, have recently purchased and invested in our own cabins. My family, friends and I all believe in this *slice of paradise*.

You get to enjoy your second home year after year, while it virtually carries itself in your absence – appreciating not only in value, but in the hearts of you and your family. Quality time enjoyed with your family and friends, in one of the most spectacular settings in the country...is *priceless*.

Please visit my website to take a virtual tour of the Chalets. Then call me for your *complimentary* overnight stay at our Mountain Village Chalets.

Warmest regards,

Sheryl Hodor

Mountain Village Chalets: FAQ's

1) *Who are the on-site managers?*

Kathy Chrisawn and her staff have been managing this property for over six years.

2) *How does the on-site management get paid?*

Presently the developer is covering all costs of the management team.

3) *How does the rental system work? As an owner, am I responsible for renting my own unit?*

No, the management company handles the details of all rental transactions. 70/30 split; 30 is management and 70 is the owner. This will be subject to change on January 1, 2008, when we anticipate the condo association will take over management from the developer.

4) *When does the condo association assume management from the developer?*

The estimated date is January 1, 2008, and/or when 75% of the units are sold. Currently, the developer is extensively renovating and upgrading Mountain Village Chalets, at all costs to the developer. Previously stated, the rental income is 70% to the owner and 30% to the management.

5) *Who is responsible for maintaining my cabin?*

The owner is responsible for any and all maintenance; as the owner, you are responsible for providing the cabin with your own kitchen utensils, linens, and all other household supplies. Management is available for repairs and will also try and accommodate any and all service calls for a nominal fee.

6) *Do I have to advertise and market my own condo?*

No, we have a fabulous website and the management handles a very successful vacation/rental getaway.

7) *How much are my condo fees and what do they cover?*

Condominium fees are based on square footage of each individual cabin. (See graph attached).

8) *What are the restrictions, if any, for placing my cabin into the rental pool?*

You may rent it as many days out of the year as you would like, or not at all. As the owner, you are financially responsible for your condominium fees regardless.

9) *Will I receive housekeeping during my stay at my cabin?*

No, but housekeeping services can be provided for a nominal fee.

10) *What community facilities are available to me?*

(See informational brochure)

11) *Is there a local bank that is in place & familiar with MVC & is ready, willing & able to supply a new customer mortgage loan needs?*

Linda Marsh with First National Bank is extremely familiar with MVC & loves the development. You can contact her @ 828-288-3881 or email marsh@ibankatfnb.com

12) *What happens if damage occurs to my unit during my absence or while it is being rented?*

On-site management, located in the main house (office), does a complete inspection of the unit prior to it being rented and then inspects it once again when the renter departs. Note: Although Management inspects your cabin, it is not liable for any damage to your cabin.

13) As an owner, how do I know that the contents of my cabin remain in tact?

On-site management suggests that all owners photograph the contents of the cabin along with a detailed inventory list. It is the owner's responsibility to make sure the contents of their cabin remain in tact.

14) What insurance must I keep on my unit, and what does it cover?

The developer insures the grounds/property with limited liability. Management suggests that as the owner, you carry a renter's policy with a wrap-around liability insurance of 1-5 million dollars, along with fire, content, and dwelling, and also suggests calling Chad Toney with State Farm Insurance in Marion, North Carolina. The contact number for Chad Toney is 828-652-4711.

15) What other costs will I be responsible for?

Taxes, insurance, condominium fees, and utilities. For more details, see table attached.

16) How does the owner determine the rental fee per night on each individual cabin?

The market dictates what the rent will be based on the square footage, how many persons each cabin sleeps, along with the amenities it provides. (i.e. hot tub, flat screen TV, internet, and individual cabin upgrades) The owners reserve the right to change the rent on their particular cabin as to what they deem appropriate.

17) What happens if my cabin is already booked and I decide that I would like to stay during that time?

On-site management will try to accommodate moving a patron to another cabin, but there are many times where each patron prefers that particular cabin.

18) Who pays for utilities?

Each cabin has its own separate electricity meter, and the individual owners are responsible for their cabin's bill. All other utilities are included in the condominium fees.

19) Do the individual cabins presently have their own internet/phone connection?

No, presently there are two (2) phone rooms in the main house/office with DSL internet service available.

20) Do the individual cabins have cable?

Yes, they all have extended cable, which includes local and major networks such as CBS, ABC, NBC, TBS, Fox News/Sports/Movies, and USA Network. Other channels, for example, include TNT, Cartoon Network, HBO, MTV, Comedy Central, and many others.

21) Who owns the land underneath each cabin?

Each individual purchaser does – the land is deeded with the cabin.

22) What are the annual rental occupancy reports for the last two years?

Click [here](#) for reports from 2006 through July of 2007

* This information is subject to change without notice.

Mountain Village Chalet Property Taxes:

This tax rate is based on 2005 figures. It is calculated at \$.895 per one-hundred dollars and consists of the following:

- .62 Rutherford County
- .115 Town of Chimney Rock
- .06 Fire District
- .10 Municipal District 9 (for street maintenance, etc.)

Common Areas:

-Tract 2	\$116.00
-Tract 3	\$40.00
-Tract 4	\$102.00
-Tract 5	\$240.00
-Tract 6 area 1	\$593.00
-Tract 6 area 2	\$806.40
Total =	\$1897.38

Condo Unit 1 "Rocky Broad"	\$662.00
Condo Unit 2 "Azalea"	\$671.00
Condo Unit 3 "Garden View"	\$537.00
Condo Unit 4 "Biltmore"	\$2790.00
Condo Unit 5 "Hickory Nut"	\$671.00
Condo Unit 6 "Asheville"	\$483.00
Condo Unit 7 "Mohican"	\$658.00
Condo Unit 8 "Lake Lure"	\$492.00
Condo Unit 9 "Appalachian"	\$488.00
Condo Unit 10 "Blue Ridge"	\$658.00
Condo Unit 11 "Chimney Rock"	\$846.00
Condo Unit 12 "Cherokee"	\$492.00

Anticipated Condominium Fees: 2005

Rocky Broad #1	\$685.65
Rocky Broad #2	\$938.17
Azalea #1	\$747.91
Azalea #2	\$628.11
Garden View #1	\$480.65
Garden View #2	\$744.52
House	\$3,291.57
Asheville	\$851.06
Mohican	\$1,756.28
Blue Ridge	\$1,736.21

Chimney Rock	\$1,564.93
Cherokee	\$743.16
Appalachian	\$1,101.26
Lake Lure	\$1,063.25
Hickory Nut	\$1,422.48
Pavilion	\$2,124.94
Well #1	with pavilion
Well #3	with pavilion
Street Lights	with pavilion

- * Includes power for well #2
- * Includes power for the waterfall

Mountain Village Chalets: 2006 Occupancy Percentages

	RB #1	RB #2	AZ #1	AZ #2	GV #1	GV #2	AB	BC	WF	ASH	MOH	BR
January	\$280.77	\$687.24	\$280.77	\$386.24	\$205.95	\$319.61	\$190.33	\$134.33	\$190.62	\$630.76	\$1,936.31	\$2,415.41
February	\$979.67	\$575.84	\$523.77	\$386.44	\$356.73	\$319.61	\$258.93	\$214.43	\$703.62	\$1,233.66	\$1,714.01	\$2,027.25
March	\$752.64	\$1,128.96	\$574.92	\$968.28	\$669.80	\$278.40	\$249.20	\$213.60	\$321.50	\$1,139.30	\$2,253.90	\$3,033.10
April	\$549.72	\$2,287.98	\$407.28	\$1,575.12	\$425.76	\$484.44	\$67.20	\$0.00	\$782.40	\$1,152.15	\$3,504.50	\$3,318.10
May	\$767.21	\$511.48	\$624.60	\$1,454.42	\$945.45	\$1,332.90	\$600.75	\$763.20	\$634.35	\$322.20	\$1,190.10	\$1,789.35
June	\$2,203.56	\$2,566.44	\$1,180.62	\$1,453.68	\$887.40	\$1,594.80	\$1,085.40	\$870.00	\$668.95	\$2,652.45	\$3,245.70	\$4,720.50
July	\$1,931.55	\$2,657.34	\$965.85	\$1,672.20	\$1,439.67	\$2,585.43	\$950.55	\$1,268.25	\$1,822.50	\$2,550.75	\$2,986.50	\$2,908.65
August	\$468.90	\$559.80	\$456.10	\$848.41	\$293.18	\$1,820.02	\$640.80	\$801.00	\$891.00	\$1,939.22	\$1,926.00	\$1,669.60
September	\$113.40	\$916.20	\$566.27	\$1,162.76	\$484.20	\$720.60	\$1,218.75	\$881.10	\$807.75	\$907.20	\$3,662.40	\$483.30
October	\$1,301.40	\$2,239.20	\$1,337.40	\$1,900.50	\$664.20	\$1,230.90	\$842.40	\$934.50	\$1,194.75	\$2,317.15	\$3,435.30	\$0.00
November	\$1,025.83	\$1,510.03	\$936.73	\$1,156.23	\$777.27	\$913.94	\$656.23	\$705.73	\$572.23	\$1,270.33	\$1,471.03	\$1,342.63
December	\$764.82	\$2,495.62	\$767.82	\$902.12	\$359.02	\$1,457.62	\$342.02	\$424.02	\$475.02	\$1,456.42	\$2,804.62	\$2,886.42
TOTALS	\$11,139.47	\$18,136.13	\$8,622.13	\$13,866.40	\$7,508.63	\$13,058.27	\$7,102.56	\$7,210.16	\$9,264.69	\$17,571.59	\$30,130.37	\$26,594.31
Occupancy Percentage	20.90%	24.60%	16.18%	18.81%	16.72%	17.71%	21.86%	22.20%	18.80%	26.89%	38.57%	34.05%
	CRC	CRS	CH	AP	LL	HNC	HNS	Total	Rates:			
January	\$1,207.96	\$488.32	\$657.59	\$1,621.59	\$1,442.29	\$265.09	\$415.58	\$13,756.76	Unit 1 - \$146 per night		One Bedroom/ 2 beds	
February	\$1,195.44	\$262.24	\$1,288.39	\$1,909.79	\$1,368.59	\$1,106.59	\$502.38	\$16,927.38	Unit 2 - \$202 per night		Three Bedroom	
March	\$1,963.52	\$961.38	\$1,298.80	\$2,609.70	\$2,083.50	\$1,092.70	\$600.80	\$22,194.00	Unit 3 - \$146 per night		One Bedroom	
April	\$2,284.26	\$437.04	\$1,430.70	\$2,828.20	\$2,553.50	\$914.55	\$574.60	\$25,577.50	Unit 4 - \$202 per night		Three Bedroom	
May	\$2,241.90	\$424.35	\$1,978.20	\$2,446.39	\$1,823.70	\$1,025.85	\$850.23	\$21,726.63	Unit 5 - \$123 per night		One Bedroom	
June	\$1,368.00	\$1,427.12	\$706.50	\$2,995.90	\$2,738.70	\$998.58	\$987.70	\$34,552.00	Unit 6 - \$202 per night		Four Bedroom	
July	\$2,660.24	\$1,246.06	\$800.70	\$2,523.90	\$2,130.10	\$1,474.87	\$1,530.68	\$36,105.79	Unit 7 - \$89 per night		Hotel Room	
August	\$618.75	\$486.45	\$1,695.60	\$2,523.90	\$1,449.90	\$423.90	\$961.20	\$20,473.73	Unit 8 - \$89 per night		Hotel Room	
September	\$707.70	\$768.45	\$1,859.23	\$2,318.05	\$2,243.10	\$1,413.00	\$1,335.00	\$22,568.46	Unit 9 - \$135 per night		One Bedroom Suite	
October	\$2,136.22	\$992.48	\$2,708.25	\$2,953.50	\$2,148.00	\$1,365.90	\$1,642.05	\$31,344.10	Unit 10 - \$179 per night		Two Bedroom	
November	\$1,937.83	\$572.23	\$1,773.28	\$2,714.53	\$1,429.03	\$1,396.48	\$919.33	\$23,080.92	Unit 11 - \$214 per night		Two Bedroom	
December	\$1,431.02	\$410.62	\$1,254.82	\$2,412.32	\$2,036.02	\$1,167.77	\$415.17	\$24,263.28	Unit 12 - \$214 per night		Two Bedroom	
									Unit 14 - \$190 per night		Two Bedroom	
									Unit 15 - \$135 per night		One Bedroom	
									Unit 16 ~ 19 - \$157 per night		One Bedroom	
									Unit 17 & 18 - \$179 per night		One Bedroom	
									Unit 20 - \$89 per night		Hotel Room	
TOTALS	\$19,752.84	\$8,476.74	\$17,452.06	\$29,857.77	\$23,446.43	\$12,645.28	\$10,734.72	\$292,570.55				
Occupancy Percentage	28.48%	17.20%	30.45%	45.70%	35.89%	22.07%	33.05%	26.48%				

Mountain Village Chalets 2007 Occupancy Reports

	RB #1	RB #2	AZ #1	AZ #2	GV #1	GV #2	AB	BC	WF	ASH	MOH	BR
January	\$558.12	\$564.40	\$245.10	\$201.60	\$368.40	\$552.60	\$0.00	\$80.10	\$336.60	\$804.18	\$1,261.50	\$0.00
February	\$0.00	\$0.00	\$110.70	\$181.80	\$0.00	\$0.00		\$240.30	\$160.20	\$239.60	\$1,539.70	\$536.20
March	\$502.85	\$1,523.89	\$963.77	\$1,179.77	\$519.67	\$2,166.48	\$272.77	\$586.97	\$458.50	\$1,138.11	\$2,115.10	\$0.00
April	\$565.20	\$136.35	\$360.48	\$1,762.01	\$306.00	\$715.88	\$343.80	\$570.69	\$0.00	\$655.18	\$2,164.21	\$0.00
May	\$110.70	\$606.00	\$437.92	\$625.68	\$693.90	\$542.70	\$361.80	\$382.70	\$259.20	\$372.10	\$2,664.90	\$0.00
June	\$1,778.59	\$2,968.46	\$342.90	\$1,362.00	\$320.40	\$999.00	\$1,183.50	\$400.50	\$687.60	\$1,054.18	\$2,874.08	\$0.00
July	\$356.22	\$629.27	\$1,383.31	\$3,292.55	\$1,934.95	\$2,132.27	\$762.30	\$560.70	\$1,099.80	\$1,692.90	\$4,540.88	\$0.00
August												
September												
October												
November												
December												
TOTALS	\$3,871.68	\$6,428.37	\$3,844.18	\$8,605.41	\$4,143.32	\$7,108.93	\$2,924.17	\$2,821.96	\$3,001.90	\$5,956.25	\$17,160.37	\$536.20
Occupancy Percentage	7.27%	8.72%	7.21%	11.67%	9.23%	9.64%	9.00%	8.69%	6.09%	9.12%	21.97%	0.69%
	CRC	CRS	CH	AP	LL	HNC	HNS	Total	Rates:			
January	\$828.30	\$80.10	\$867.05	\$2,559.70	\$1,034.40	\$274.00	\$226.95	\$10,843.10	Unit 1 - \$146 per night		One Bedroom/ 2 beds	
February	\$1,021.20		\$717.90	\$1,530.20	\$1,772.46	\$423.90	\$320.40	\$8,794.56	Unit 2 - \$202 per night		Three Bedroom	
March	\$1,996.83	\$793.51	\$1,858.17	\$1,760.35	\$2,480.57	\$806.27	\$684.07	\$21,807.65	Unit 3 - \$146 per night		One Bedroom	
April	\$1,478.64	\$587.76	\$990.20	\$2,343.00	\$1,306.45	\$706.50	\$522.90	\$15,515.25	Unit 4 - \$202 per night		Three Bedroom	
May	\$994.62	\$336.75	\$2,779.65	\$1,892.55	\$2,613.40	\$839.95	\$680.85	\$17,195.37	Unit 5 - \$123 per night		One Bedroom	
June	\$2,353.86	\$1,101.24	\$2,228.55	\$1,611.00	\$1,611.00	\$1,332.90	\$1,201.50	\$25,411.26	Unit 6 - \$202 per night		Four Bedroom	
July	\$2,590.25	\$1,075.46	\$2,738.70	\$2,335.50	\$2,062.18	\$1,542.60	\$1,634.40	\$32,364.24	Unit 7 - \$89 per night		Hotel Room	
August									Unit 8 - \$89 per night		Hotel Room	
September									Unit 9 - \$135 per night		One Bedroom Suite	
October									Unit 10 - \$179 per night		Two Bedroom	
November									Unit 11 - \$214 per night		Two Bedroom	
December									Unit 12 - \$214 per night		Two Bedroom	
TOTALS	\$11,263.70	\$3,974.82	\$12,180.22	\$14,032.30	\$12,880.46	\$5,926.12	\$5,271.07	\$131,931.43	Unit 14 - \$190 per night		Two Bedroom	
Occupancy Percentage	16.24%	8.07%	21.26%	21.48%	19.71%	10.34%	16.23%	11.94%	Unit 15 - \$135 per night		One Bedroom	
									Unit 16 ~ 19 - \$157 per night		One Bedroom	
									Unit 17 & 18 - \$179 per night		One Bedroom	
									Unit 20 - \$89 per night		Hotel Room	