

Village Center Cost Recovery Program

How does the CRP work?

A BUYER...

- Puts 25% down on the purchase price of a developer-owned unit.
- Commits to five years in the program.
- May use their Unit up to 14 days each year of this program (Christmas week and Presidents weekend excluded). Usage is subject to availability. Above the 14 days per year, the Owner shall pay at the posted rental rate, except that, if an Owner's Unit is not booked 48 hours prior to arrival, the Owner may reserve their unit at no extra charge (except for charges unrelated to the CRP such as housekeeping and incidental expenses) for a time period not to exceed one week and not to include portions of two weekends per stay.
- Is immediately enrolled in the Boyne Vacation Club and is given 14 days worth of points per year for their unit. These points can be exchanged for additional nights at the Village Center, at other Boyne Resort properties, or at Interval International Resorts worldwide.
- Will receive \$100,000 Boyne Reward points. Please refer to www.boynerewards.com for additional information about Boyne Reward points.

BIG SKY RESORT...

- Guarantees that your rental income over the next five years will be sufficient to cover your Homeowners fees and the interest on a 75% loan-to-value ratio (see CRP basis calculations attached).
- Will pay you the difference in the event of a shortfall

Choose from Village Center 309a, 309b, or buy both units and have a 2 bedroom/ 3 bath unit. These units offer optimum vacation rental potential. Exclusive management by Big Sky Central Reservations* means that you'll have reliable maintenance and a network of national marketing. Plus, an opportunity to take advantage of vacation exchange through the Boyne Vacation Club.

CRP is only available for a limited time on these developer-owned units and is non-transferrable.



EXAMPLE #1
Village Center 309a (Hotel room 379)

Purchase Price	\$589,000.00
25% Down Payment	\$147,250.00
Mortgage	\$441,750.00

Annual Payment @6%**	\$26,505.00
Annual Association fee	\$15,052.64

CRP BASIS (annual guarantee) \$41,557.64

If you don't get \$41,557.64 in rental income (after the 50/50 split with Big Sky Central Reservations), the developer will pay you the difference on February 15th.

Annual Carrying Costs - not including principal balance on purchasers mortgage

Property Taxes	\$2,000.00
Reserves	\$1,759.00
BSOA	\$360.00
Phone and cable	\$720.00
TOTAL PER YEAR	\$4,839.00

You are responsible for the above costs, but...here is the additional value

BENEFITS

Owner usage

(14 nights x \$450/night) \$6,300

Boyne Vacation Club Exchange Value

(14 night x \$450/night) \$6,300

TOTAL ADDITIONAL BENEFIT - \$12,600



EXAMPLE #2
Village Center 309b (Hotel room 380)

Purchase Price	\$489,000.00
25% Down Payment	\$122,250.00
Mortgage	\$366,750.00

Annual Payment @6%**	\$22,005.00
Annual Association fee	\$9,568.48

CRP BASIS (annual guarantee) \$31,575.67

If you don't get \$31,575.67 in rental income (after the 50/50 split with Big Sky Central Reservations), the developer will pay you the difference on February 15th.

Annual Carrying Costs - not including principal balance on purchasers mortgage

Property Taxes	\$1,399.00
Reserves	\$1,118.64
BSOA	\$360.00
Phone and cable	\$720.00
TOTAL PER YEAR	\$3,597.64

You are responsible for the above costs, but...here is the additional value...

BENEFITS

Owner usage

(14 nights x \$450/night) \$6,300

Boyer Vacation Club Exchange Value

(14 night x \$450/night) \$6,300

TOTAL ADDITIONAL BENEFIT - \$12,600



EXAMPLE #3
Village Center 309a and 309b

Purchase Price	\$995,000.00
25% Down Payment	\$248,750.00
Mortgage	\$746,250.00

Annual Payment @6%**	\$44,775.00
Annual Association fee	\$24,621.12
CRP BASIS (annual guarantee)	\$69,396.12

If you don't get \$69,396.12 in rental income (after the 50/50 split with Big Sky Central Reservations), the developer will pay you the difference on February 15th.

Annual Carrying Costs - not including principal balance on purchasers' mortgage

Property Taxes	\$3,399.00
Reserves	\$2,878.02
BSOA	\$360.00
Phone and cable	\$1,440.00
TOTAL PER YEAR	\$8,077.02

You are responsible for the above costs, but...here is the additional value...

BENEFITS

Owner usage
(14 nights x \$900/night) \$12,600
Boyne Vacation Club Exchange Value
(14 night x \$900/night) \$12,600
TOTAL ADDITIONAL BENEFIT - \$25,200

*examples for illustration purposes. Each unit may vary. **Simple interest for example only. Interested parties should consult their own financial/legal counsel. Developer reserves the right to discontinue CRP on unsold units. Information assumed accurate at time of printing (1/7/09)

