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Conceptual
RENDERING

The Property

The property is located in Kellogg, Idaho home to Silver Mountain Resort, the skiing capitol of Northern Idaho in Shoshone county. Several destination attractions have been built in the area including Idaho's largest water park, the world's longest gondola, and a 700-acre golf course with its adjacent residential development. Local elected officials are highly supportive of development projects that enhance the surrounding area and revitalize the local business community. They have provided assistance with the infrastructure needed to meet the increased demands placed on municipal services by a successful mountain resort. The City of Kellogg continues to be supportive of its transformation from a mineral based economy to an outdoor recreational economy. Kellogg enjoys notoriety for its year round recreational activities much to the marketing and development efforts of companies such as JELD-WEN Corporation, who has invested millions of dollars in Kellogg and its surrounding communities.

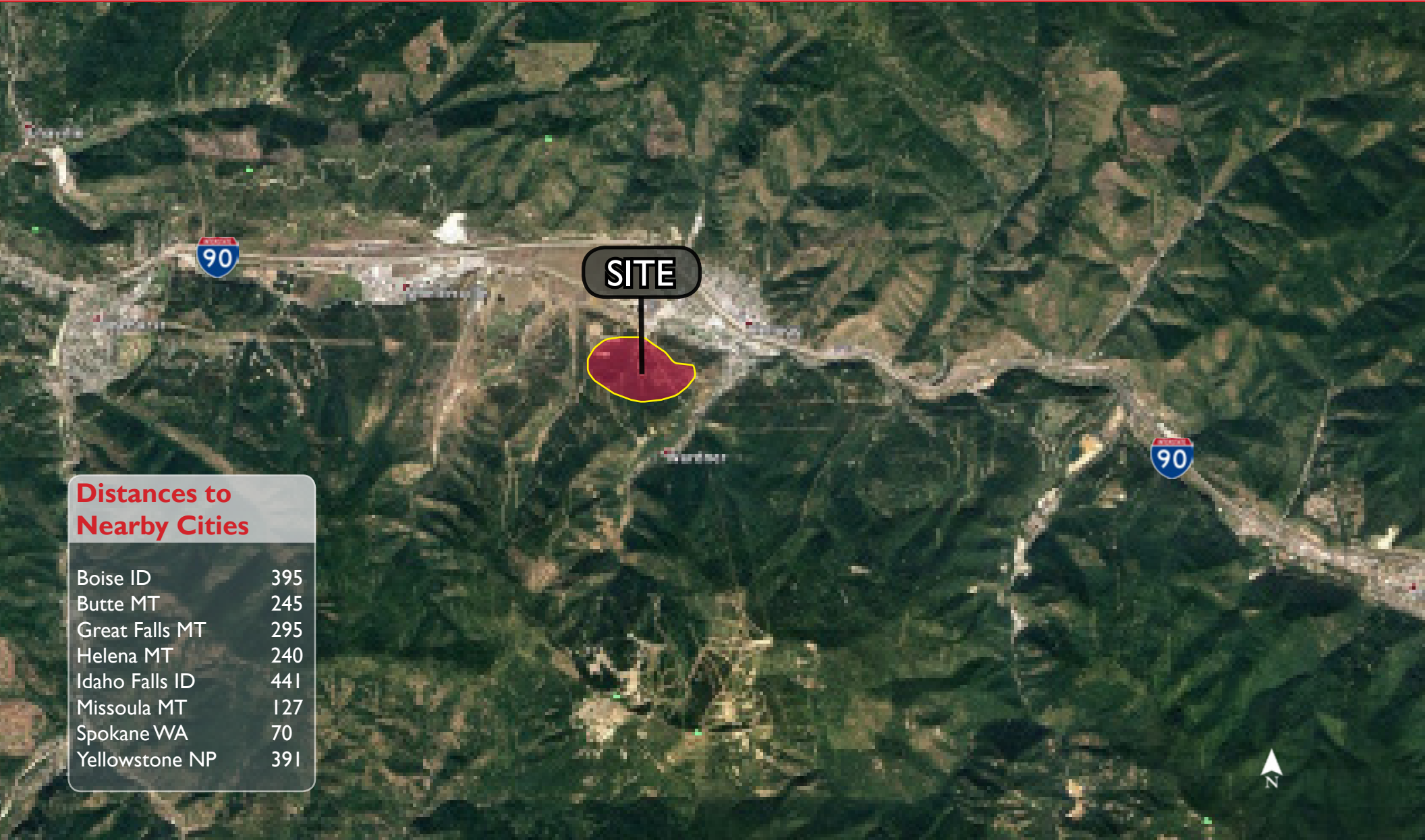
- 145± Acres
- Price/Acre: \$46,416
- Price/SF: \$1.07
- 1200 Approved Residences
- Casino Approval

Sale Price: \$6,750,000

The Setting

Perfectly situated on a prime location overlooking Kellogg, Id, it offers year round activities for the entire family including a golf course, ski resort, water park, the longest Gondola ride in the world and miles of mountain trails in beautiful Forest Service land. With easy access to Spokane, a municipal airport and just off Interstate 90, a major travel artery in the region.

Because of its ideal placement at the foothills of the mountain, the Property can be seen for miles around. Individuals aboard the SilverMountain Gondola ride directly over the Property on their journey from the village of Kellogg to the ski resort. The gondola is considered an enhancement to the Property. There have been negotiations for a future gondola stop on the Property, allowing for direct access to the ski resort from the Property.



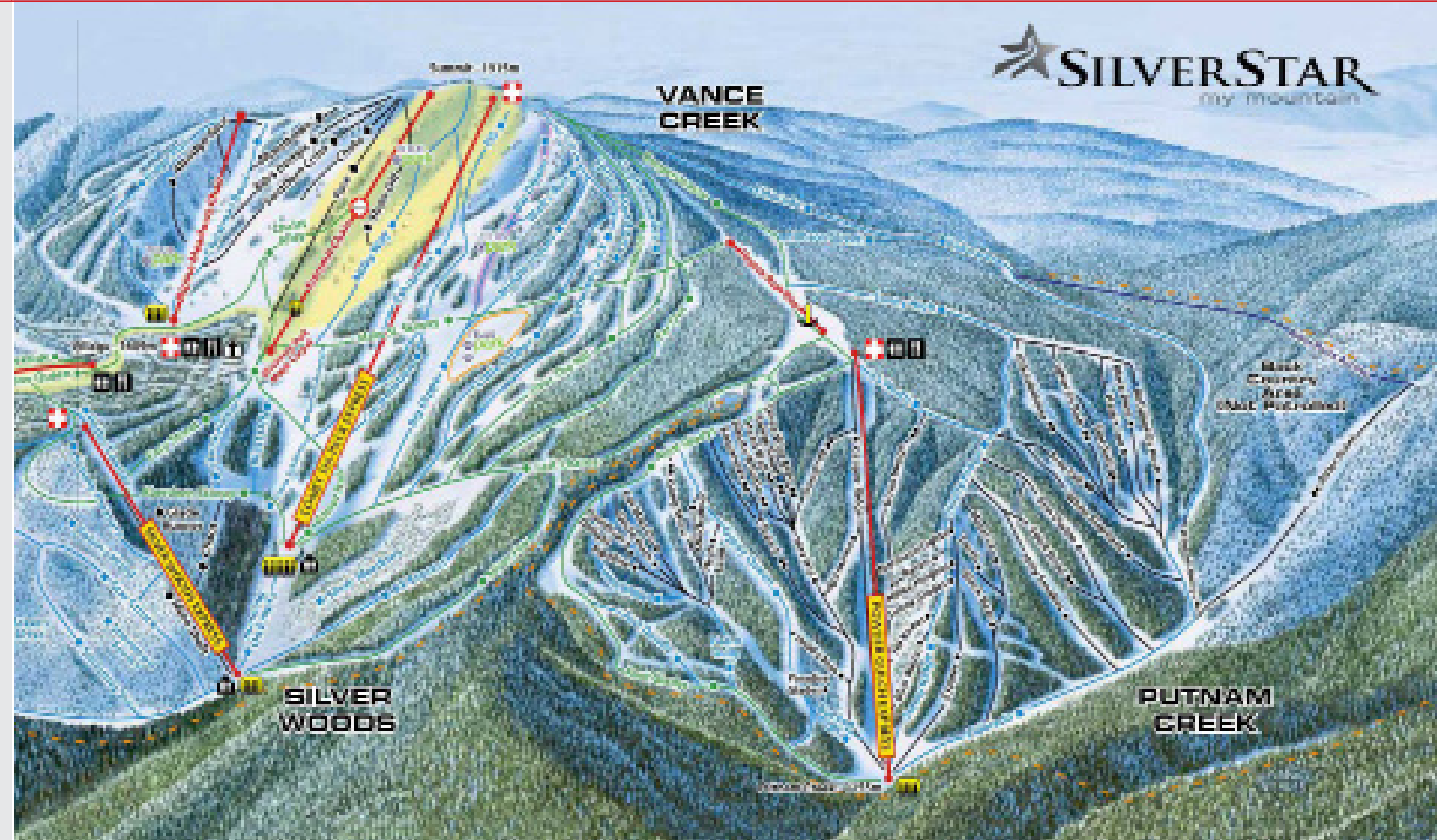
Distances to Nearby Cities	
Boise ID	395
Butte MT	245
Great Falls MT	295
Helena MT	240
Idaho Falls ID	441
Missoula MT	127
Spokane WA	70
Yellowstone NP	391

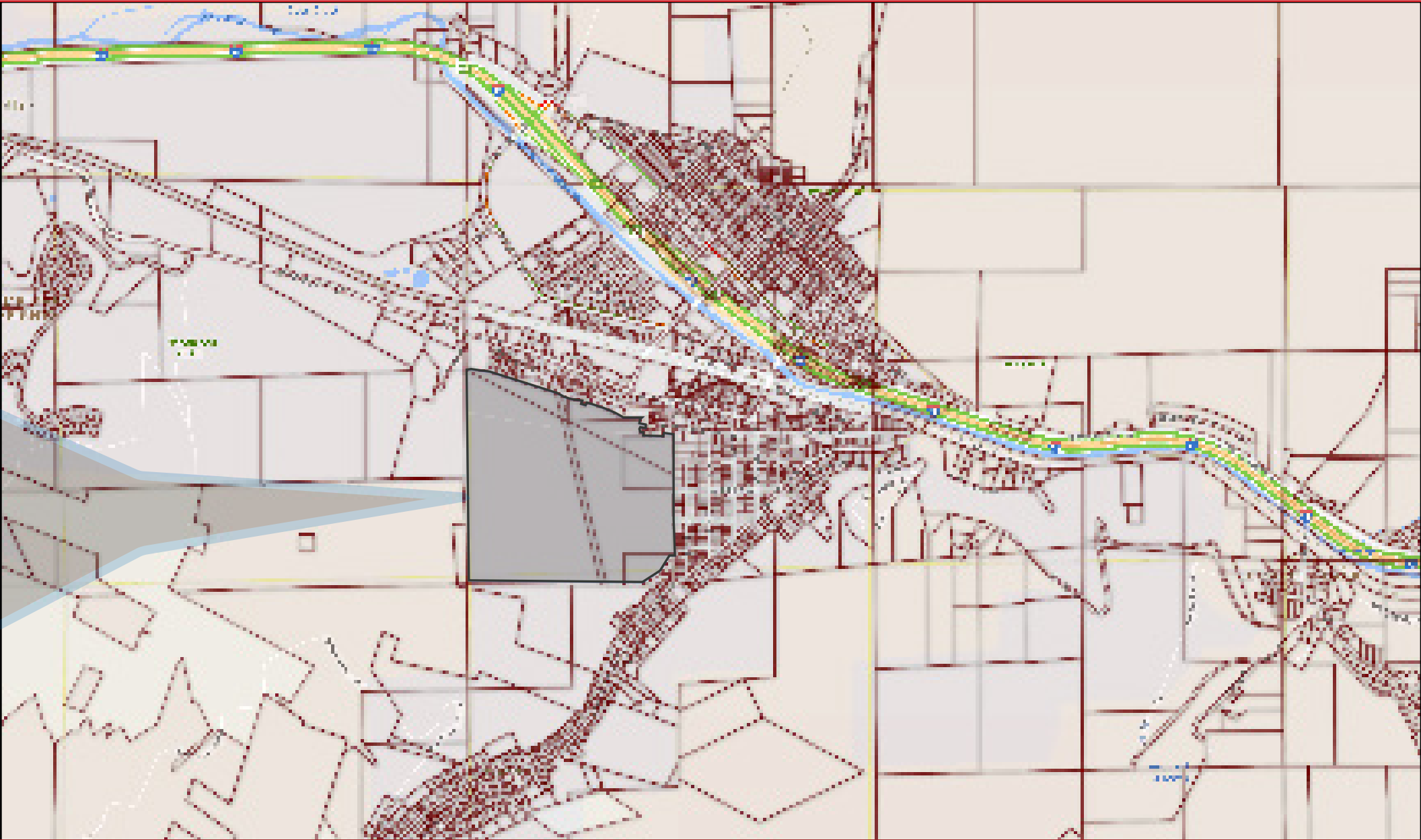
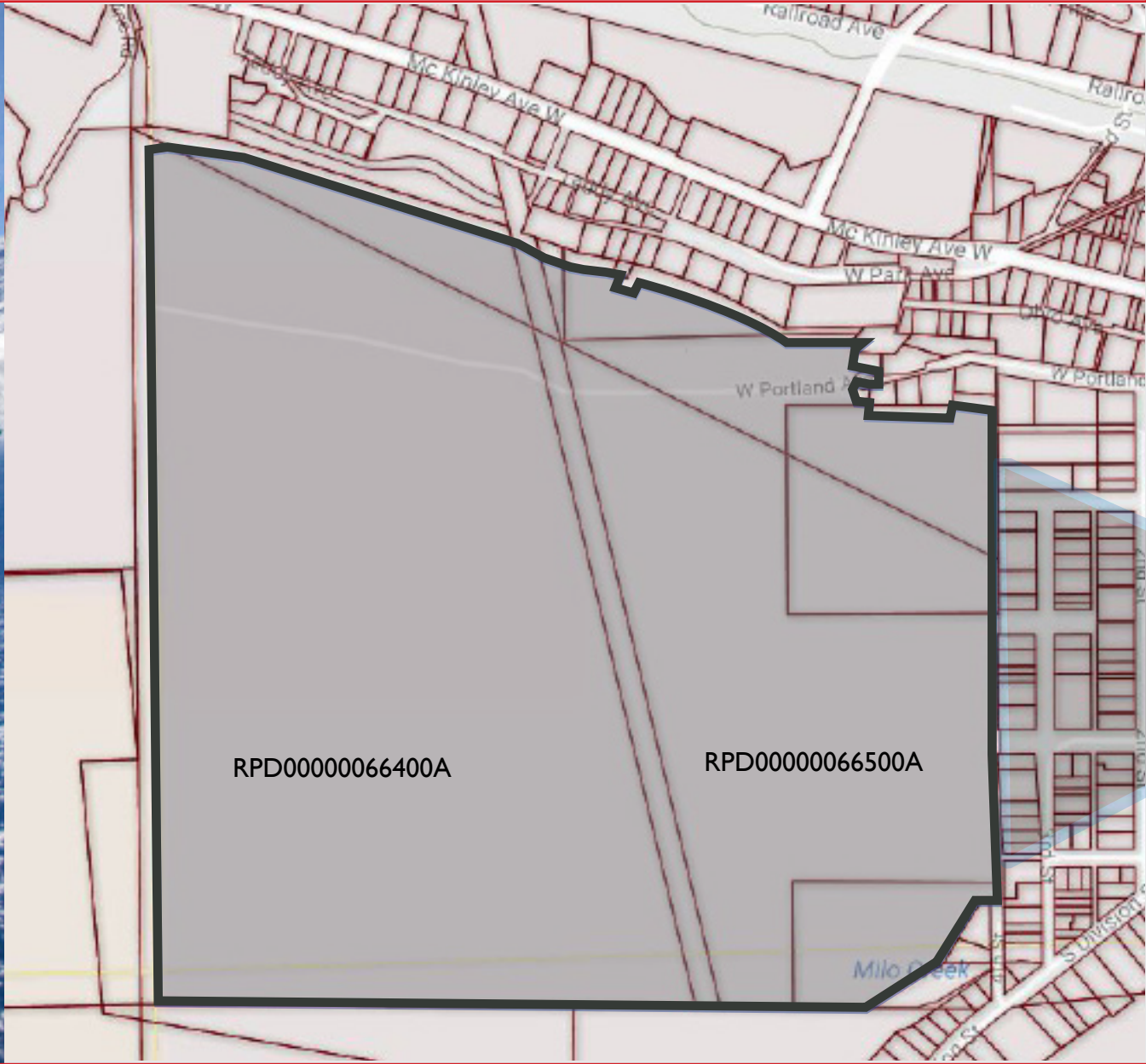


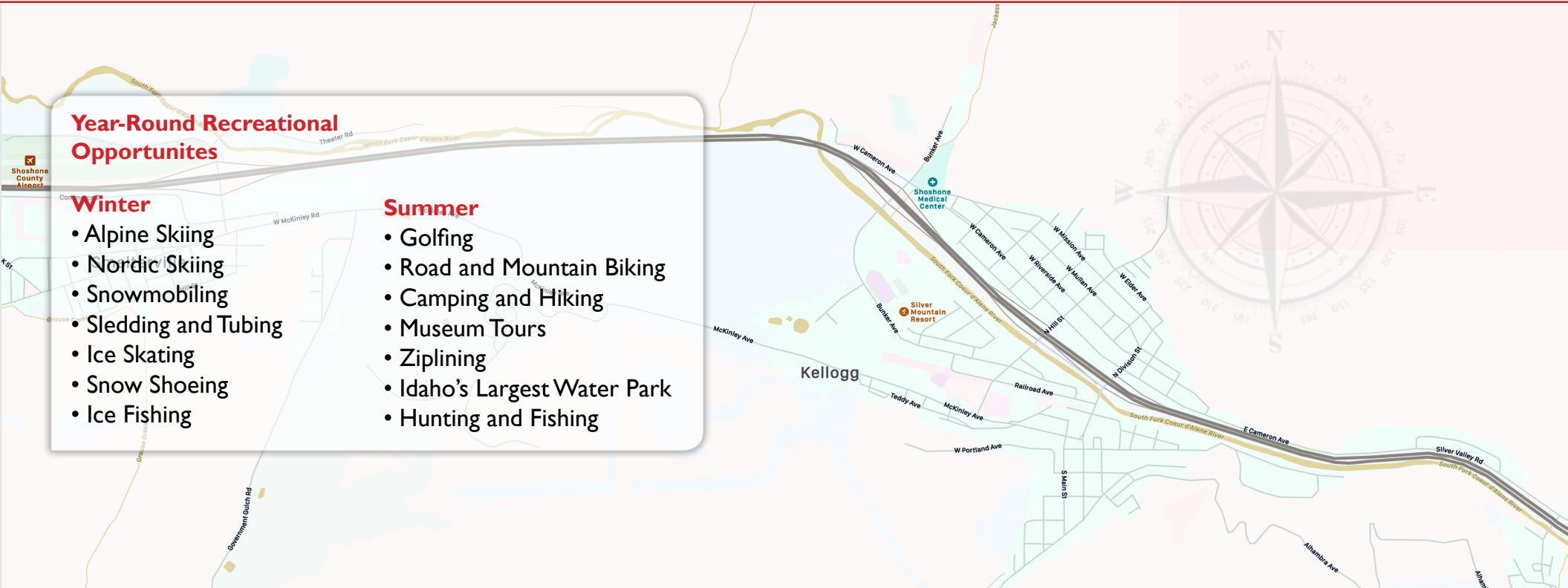
The Opportunity

As a testament to the appeal of this region and its attractiveness as a recreational destination, there are several resort properties within a 200-mile radius. The population of the surrounding areas and the desirability of the recreational setting and amenities has made this a popular enough area to thrive as a resort destination. Unlike the Property, none of these other recreational areas or ski resorts have the prospect of onsite Casino gaming which only adds to the value of the property and its development potential.

The property itself was under contract to a buyer for \$55 million back in 2007-2008. Since then, additional investment has been made securing city approvals for the development plan currently in place.







Year-Round Recreational Opportunities

Winter

- Alpine Skiing
- Nordic Skiing
- Snowmobiling
- Sledding and Tubing
- Ice Skating
- Snow Shoeing
- Ice Fishing

Summer

- Golfing
- Road and Mountain Biking
- Camping and Hiking
- Museum Tours
- Ziplining
- Idaho's Largest Water Park
- Hunting and Fishing



Local Competition

Additionally, within the local area, there is no comparable for an exclusive development with single and multi-family homes with close proximity to the ski slopes.

Perhaps the biggest potential local competitor is the Morning Star Lodge, located on the west edge of Kellogg, near the base of the gondola station on Bunker Ave. It has been built in the style of an Alpine Resort. Rather than competition however, this 3-star resort village theme could work synergistically by creating interest and drawing potential buyers from the village in town up onto the mountain.

Summary

In summary, the Property offers a beautiful alpine setting in an affordable year round recreational area. During a time where many of the well known ski resort areas in Utah and Colorado are unaffordable for many people, Silver Pines in Kellogg, Idaho offers an accessible alternative.

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