

BIG SANDY DEVELOPMENT



FINANCIAL DETAILS FOR FRACTIONAL OWNERSHIP

Choose from many beautiful new Townhome's ranging in size from 2,100sq ft to 2,900sq ft with 3 to 4 bedrooms and 2 to 3 baths. Prices range from \$119,900 to \$129,900 (per quarter share) furnished. All Townhome's are located within this wonderful new resort on Big Sandy Lake - voted one of Minnesota's premier "FIVE STAR" lakes.

How it Works:

- EXAMPLE of PURCHASE:

Purchase price	\$119,900
20% down payment	<u>\$23,980</u>
Loan amount	\$95,980

Monthly payment on \$95,980 @ 4% interest for 30 yrs. is \$ 473.00

Mortgage payment \$473.00

Monthly expenses (see below) \$175.00

TOTAL MONTHLY TO OWN \$684.00

The cost to rent a similar unit is \$2,250 / week, so you could own for 1/3 the cost of rent.

- Monthly Expenses:

HOA fee \$60, Utilities \$50, Taxes \$40, Interior maintenance/replacement \$25

Total estimated monthly expenses \$175.00

Note - Additional cleaning fees may apply after private use

Rental Example:

Owners receive 13 full weeks per year in there fully furnished unit. These weeks are available for personal use or to rent in our rental pool. Owners enjoy 100% maintenance free living while the staff at Big Sandy Lodge takes care of all the work normally "enjoyed" by lake property owners. Owners have full access to all resort amenities.

You may choose to make available for rent, any or all of your 13 weeks per year.

Owners receive 60% of all rents and Big Sandy Lodge Staff does all the work. An owner could put 3 of their 13 weeks in the pool and (based on demand), get 3 weeks rent @ \$2,250/wk. You would receive \$6,750 x 60% = \$4,050 (your income). This income would cover a full year of estimated expenses (\$2,100) and leave \$1,950 additional cash. Don't forget, you still have 10 additional weeks to enjoy the best that Northern MN has to offer.

Own a piece of this wonderful resort for a fraction of the cost.

Contact us for additional information or a personal tour.

Big Sandy Lodge & Resort

Don Proulx, Owner

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www.BigSandyLodgeandResort.com