

OWN COMMERCIAL RESORT REAL ESTATE

At Silver Mountain Resort

OFFERING DETAILS

- Approximately 7,818 square feet currently available.
- Space can be utilized in its entirety; or subdivided into as many as 10 commercial condominiums.
- Space will be delivered with fire-taped sheetrock and poured concrete floor.
- Offered at \$1,900,000 (\$243/sf).
- Smaller spaces available—inquire for details.

LOCATION, LOCATION, LOCATION

- Located in the heart of Gondola Village - the commercial core of Silver Mountain Resort - and the main access point to the mountain. And precisely where the exciting transformation of this four-season ski, golf, and indoor waterpark resort is well under way.
- Strategically placed in the center of 277 Morning Star Lodge Condominiums. By the end of 2007, 277 luxury resort condominiums had been completed, with all three phase releases selling out within days of release - the second two phases in merely hours, clearly demonstrating the desirability of this location.
- Situated next to the entrance to Silver Rapids Indoor Year-Round Water Park.
- Easy access and excellent visibility off Interstate 90.
- Adjacent to the Trail of the Coeur d'Alenes.

STATISTICS

- Total annual visits anticipated at Silver Mountain Resort upon completion of waterpark, golf course, and mountain upgrades is 300,000 annually.
- Silver Rapids Water Park will draw the majority of its overnight visitors - (the majority of which will be families) from a 250-mile radius -- which includes a population area of nearly 1.9 million.
- There are currently over 13,000 permanent residences within the Silver Valley.
- Approximately 10,000 cars per day pass by and see the tallest, newest buildings between Coeur d'Alene, ID and Missoula, MT.
- Overall, preliminary approvals are in place for Silver Mountain for over 2000 residences - which makes Gondola Village an excellent opportunity for the investor with vision.
- Historical data from other areas that include destination waterpark resorts indicate a major capture rate for lodging, due to the inclusion of the waterparks. (*Ex: Hotels with indoor waterparks in Wisconsin Dells capture 85% of total market room revenue.*)
- Current lease rates run from \$19-\$23/sf, NNN annually, depending on space size.

GROUND FLOOR OPPORTUNITY

- Gondola Village is the newest commercial center in the Silver Valley.
- At the beginning of a complete transformation of the resort, including development of world-class mountain biking, expanded ski terrain and lifts -- our goal is to become the premier, year-round destination resort in the Pacific Northwest.
- Silver Rapids Indoor Water Park (40,000+ sf) is a year-round, first of its kind amenity at a ski resort in the Western U.S. - anticipated for completion in 2008.
- Championship 18-hole golf course began construction in 2007, and includes a master-planned residential community.
- Explosive growth potential can be found in Kellogg, Idaho. Projected growth in the primary market for Silver Mountain Resort estimated at 20% in the next five years. (In fact, Kellogg, ID has been named one of the 2008 Top 25 appreciating areas in the U.S. by Housing Predictor.)
- The recent completion and opening of a Wal-Mart SuperCenter - less than 4 miles from Silver Mountain - indicate further growth and expansion in Silver Valley.
- Limited supply of commercial space available.

DEVELOPMENT TEAM

- Backed by the reputation and financial resources of JELD-WEN Communities.
- JELD-WEN is a privately-held company that has brought its expertise and considerable financial support to Silver Mountain Resort.
- Other JELD-WEN Communities in the Pacific Northwest include Eagle Crest Resort, Brasada Ranch, Running Y Ranch, Ridgewater and Harbor Isles.

INVESTMENT POTENTIAL

- Historic performance of resort real estate - especially those including indoor water parks.
- Tax advantages of ownership.
- Control your rent - never be at the mercy of the 'landlord' if you are placing a business.
- Take advantage of current historic low mortgage rates.
- Build equity in your own property.

ADDITIONAL INFORMATION

- Contact Neal Scholey
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