

Columbia River LLC Ownership

Lifestyle
ASSET GROUP





Lifestyle Assets Group's innovative ownership model brings together just eight like-minded equity participants through a limited liability company investment structure, allowing you to own and enjoy a \$1m riverfront property near the famed Desert Aire amenity-rich community for a fraction of the cost of owning this home outright.

The Residence

A gorgeous 5583 square foot custom built home with 4 bedrooms, 4 full baths, office, and bonus 5th bedroom in the pool guest house. Thoughtfully planned with wonderful gathering spaces all designed for fun, relaxation and a magnificent view of the Columbia River and the Umtanum Ridge beyond. Chef's kitchen with Viking appliances, huge walk-in pantry, and an immense slab granite island. Adjoining solarium with your own tiki bar and lounge area and a rustic stone fireplace. Temp controlled wine cellar with room to sit and sip. Sprawling master suite with soaking tub, granite counters, walk-in marble tile shower and a huge walk-in closet. Fully fenced in-ground pool with auto cover, plus hot tub, and covered patio area with built-in ceiling heaters. 6 car tandem garage! Enjoy this piece of paradise with a new marina, 18-hole championship golf course, pro shop, tennis courts, walking trails. Investment includes a ski boat, two jet skis and a golf cart. Only 2.5 hours from Seattle, yet worlds away!



Associated Costs

Initial One-Time Capital Contribution

Your capital is 100% secured by the home, paid for free and clear.

Full Share: \$184,000

½ Share: \$92,000

Total Annual Fees*

Full Share: \$13,250 paid quarterly at \$3,312.50

½ Share: \$6,625 paid quarterly at \$1,656.25

*These fees are allocated directly to all expenses relating to the comprehensive maintenance and management of the residence, including establishing and paying all utilities, insurance premiums, property tax payments, repairs, scheduled maintenance, replacement items, property management fees, housekeeping, managing reservations, reciprocity requests to sister LLCs, requests for travel within Elite Alliance, providing year-end tax return preparation and issuing K-1s to each shareholder.



Travel Points

Full Share: 3,700 travel points annually which equates to approximately 35 nights of use

½ Share: 1,875 travel points annually which equates to 17 nights of use

Travel points are the currency used for reserving the property as well as accessing sister LLC residences.

Points Per Night

120 points Sun - Thurs

160 points Fri - Sat

Sample Itinerary Using 3,700 Travel Points

March 21-28 – 920 points

June 10-17 – 920 points

December 31-January 6 – free

October 31-November 6 – 920 points

Week of Reciprocity to Hawaii – 920 points

Total 35 nights, 3,680 Travel Points



Rotating Priority Reservation System

Lifestyle Asset Group's rotating priority reservation protocol (PRP) allows shareholder to plan their vacations with as little or as much advanced notice as they choose. Travel points can also be used to sponsor unaccompanied guests, giving you the flexibility to send family & friends on amazing vacations, use them as a reward for a high-performing employee, or as a donation to your favorite charity.

Reservations are made two ways:

(1) Each shareholder is assigned a number 1-8, depending on when they first commit to the project.

Once assigned a number, shareholders will first choose one reservation in the ensuing 12-month calendar in an order from Shareholder #1 through 8, then a second reservation in an order of #8 to #1. The order of 1 through 8, and 8 through 1, changes each year with shareholder 2 advancing to 1 in the second year of the PRP and shareholder 1 moving to 8 in year two. By rotating the order in the selection process under the PRP, all shareholders will have years of holding position #1, #2, etc.

(2) The second reservation protocol is the application of the shareholder's remaining travel points following the PRP when each shareholder can evaluate their own timelines and schedules in applying their remaining points in their account for additional dates that are attractive to them. There is no formal structure for these reservations and they are all first come-first serve; last minute or well planned.

Free off-season use:

For the periods of December 1st through February 28/29 no points are required and each shareholder will be entitled to reserve up to 10 nights during this three-month period.

“Space Available” Reservations

There will be periods during the year when the property will be unreserved and available and shareholders are welcome to reserve the home on short notice without having to apply travel points. Accordingly, whenever the property is available and unreserved seven (7) days hence, this opportunity for a short notice reservation shall be deemed “Space Available”.



Elite Alliance Membership

Your Columbia River LLC investment is now your key to more than 70 of the world's most luxurious and prestigious destinations.

Shareholders of Columbia River LLC have exclusive access to a world of new travel enjoyment through a partnership with Elite Alliance. Traveling to one of the properties offered by Elite Alliance is as simple and seamless as traveling to your own property. Just choose your destination on the Elite Alliance website, then contact us to do the rest. **visit www.EliteAlliance.com**

Defined Exit Strategy

Divestiture - After a term of 8 years, the Lifestyle Asset Group management team will sell the residence by first offering it to the existing shareholders. If no one buys the property, the house will be sold by the local broker at its highest possible values with the proceeds distributed back to the 8 LLC shareholders by first returning the original capital contribution then an equal share of any appreciation that has occurred.



Rental Participation Program

As an owner in the Columbia River LLC, you have the option to use all your allocated weeks or to rent some of your nights to offset the annual fees. To rent weeks, you just choose how many and we take care of the rest.

For example, as a full share investor, if you apply approximately \$4,725/week net rental income (after local property management fees are deducted) and you choose to vacation at your Columbia River property just one week a year and rent your remaining weeks, you'll not only enjoy that week vacation for free, you'll also receive a \$925 dividend credit at the end of the year.

Full Share Investor

Weeks of Use	Weeks Rented	Annual Fees
4	0	\$ 13,250
3	1	\$ 8,525
2	2	\$ 3,800
1	3	\$ 925 Credit
0	4	\$ 5,650 Credit

And as a half-share investor, renting one week and using one week drives down annual ownership costs to \$1,900.

1/2 Share Investor

Weeks of Use	Weeks Rented	Annual Fees
2	0	\$ 6,625
1	1	\$ 1,900
0	2	\$ 2,825 Credit



The Lifestyle Asset Group Difference

No Price Markup - Contrary to other shared ownership programs, shareholder's LLC capital contributions are determined by the actual cost of the residences, without traditional fractional real estate developer markups. This means your acquisition costs are substantially lower, thus providing for greater potential for appreciation in the value of your LLC interest over the 8-year term.

Reduced Ownership Cost for Same Amount of Use - The typical second home owner only uses the property for around 30 nights a year yet pays 100% of the operating and maintenance costs. In this model, you enjoy 35 nights of use each year but only pay 12.5% of the costs.

Transparency - LLC owners receive financial statements and so you know where every penny of your annual fees are being allocated. Owners have an elected managing member who sits on the board of advisors, providing performance feedback to the team at Lifestyle Asset Group.

Proven Management Team - Created and founded by three executives with over twenty years of experience in the luxury real estate and travel industry, Lifestyle Asset Group was established to create an innovative and sustainable business model that improves upon the restrictions and weakness of the fractional and private residence club industries, while simultaneously aligning the interests of the shareholders and management team.



Rethink Vacation Home Ownership

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