

Country Club Cabins, LLC



3 acres of KCR



Welcome to our “Country Club Cabins Resort”



Inside design - Living room and dining room



Designer Curved Stairs



Note: above 3 pictures are examples only, management reserves the right to make changes

Spring time

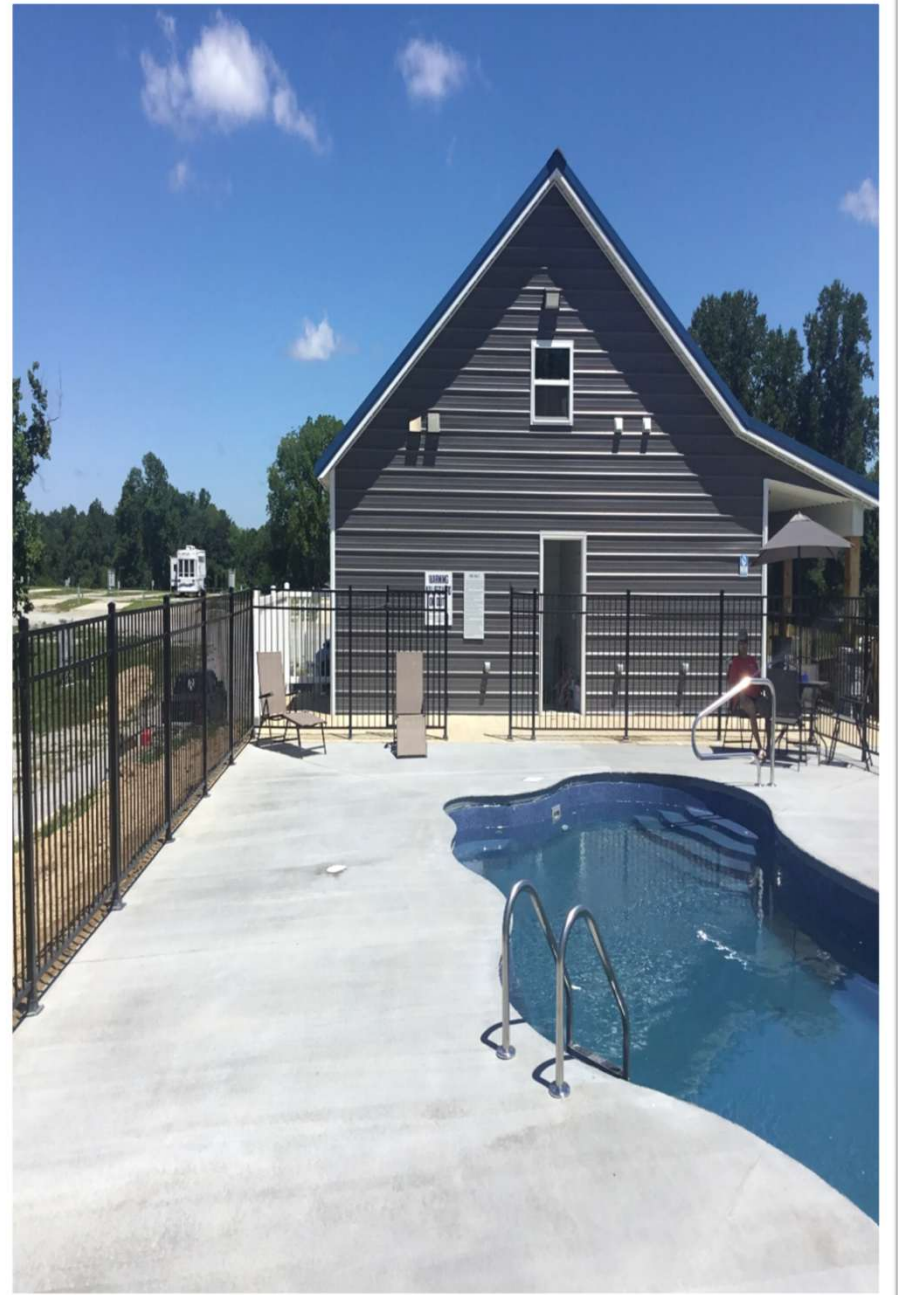
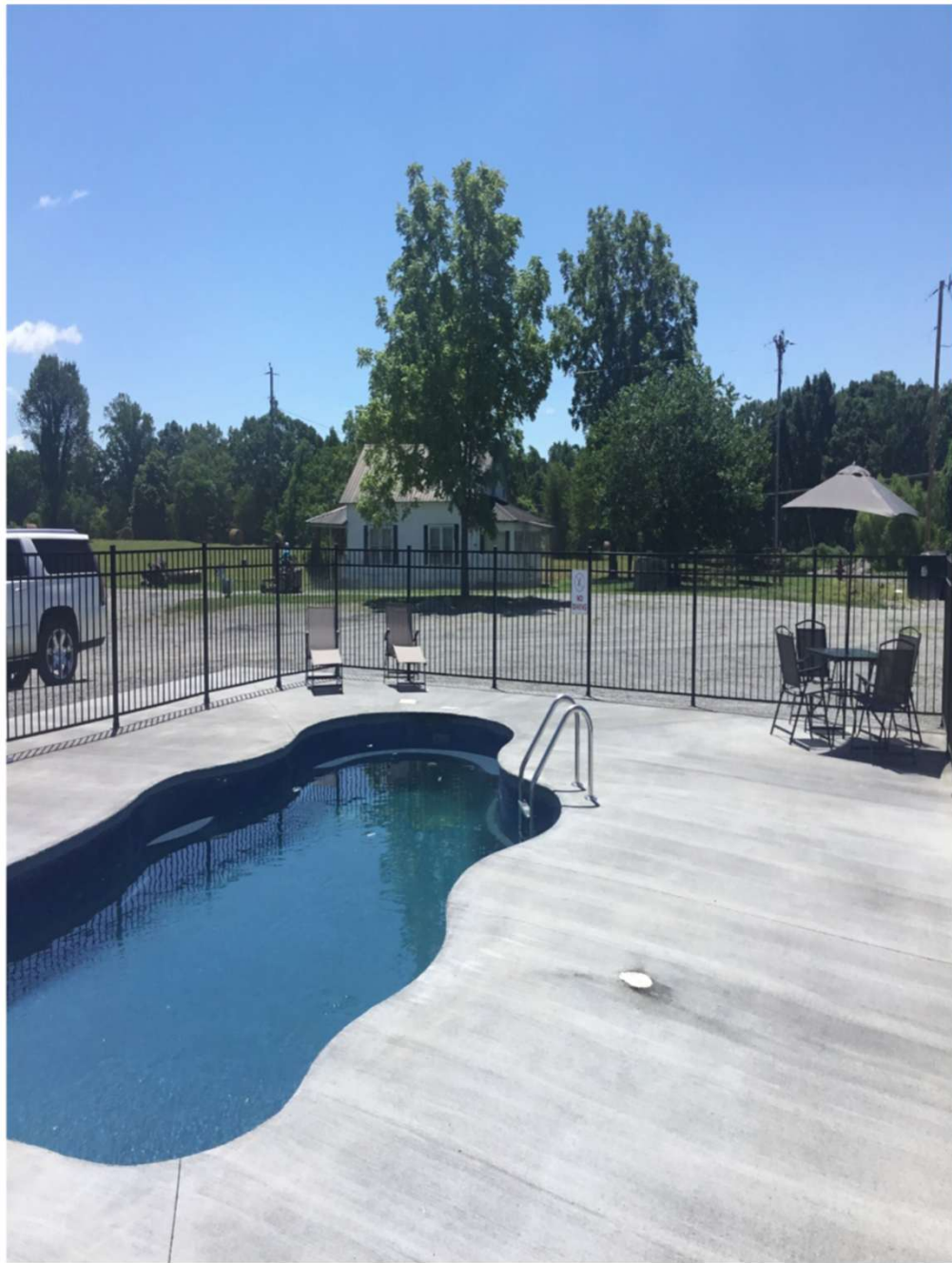


Summer time



“Kiddy Playground”

All shared amenities with adjacent campground





The Proposal – “Country Club Cabins, LLC”

The Plan

Calls for 10 “A” frame 3 bedroom cabins to be built on 3 acres adjacent to the 47 acre Kumberland Campground Resort. Located in Russell County, less the 1.5 miles from one of the countries most popular lakes. This project promises to be a successful addition to the many sites and vacation properties serving the Lake Cumberland

Income Generated from the 10 “A” frame 3 bedroom cabins as follows:

“High Season” (5 months, May thru September) \$180 per night X’s 30 = \$5400 X’s 10 cabins = \$54,000 per month

90% occupancy = \$48,600 x 5 months = \$243,000) “Low Season” (7 months

January thru April;,,,October thru December) \$180 per night X’s 30 days = \$5400 X’s 10 cabins = \$54000 X’s40% = \$21,600 X’s 7 months =

\$151,200 High Season = \$243,000 plus Low Season \$151,200 = \$394,300

Less \$40,000 estimated expenses and taxes = \$354,200 Members

Participation 75% = \$265,650 Ownership Participation 25% = \$88,500

21 Units @ \$100,000 per unit; @265.650 distributed by 21 units = \$12,650 Member

\$12,650 per Member, cash on cash. Include depreciation, tax benefits,

And annual increase in land value of 1.8% equals an approximate 14.4%

Annual Rate of Return

Note: The above are projections only. No guarantees are stated or implied. Did not factor in Overhead Costs and Expenses. Although MOST of the expenses will be shared/charges to the adjacent resort as to personnel, convenience store, shared laundry, etc., etc., etc.