



LEISURE
INVESTMENT PROPERTIES GROUP

GOLF ♦ RESORTS ♦ PLANNED COMMUNITIES ♦ MARINAS


EXECUTIVE SUMMARY



LOST LAKE RESORT

Catskill Mountains, Sullivan County, NY

\$34,000,000

- 2,000 Acres of Developable Land Fully-Entitled for 2,557 Single Family Homes and Additional Condos
 - Nicklaus Design Golf Course Under Construction
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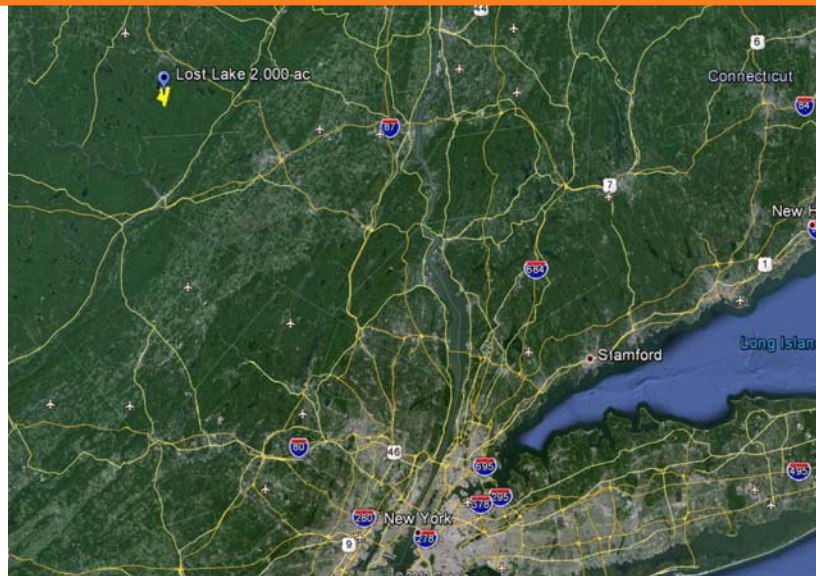


LOST LAKE RESORT

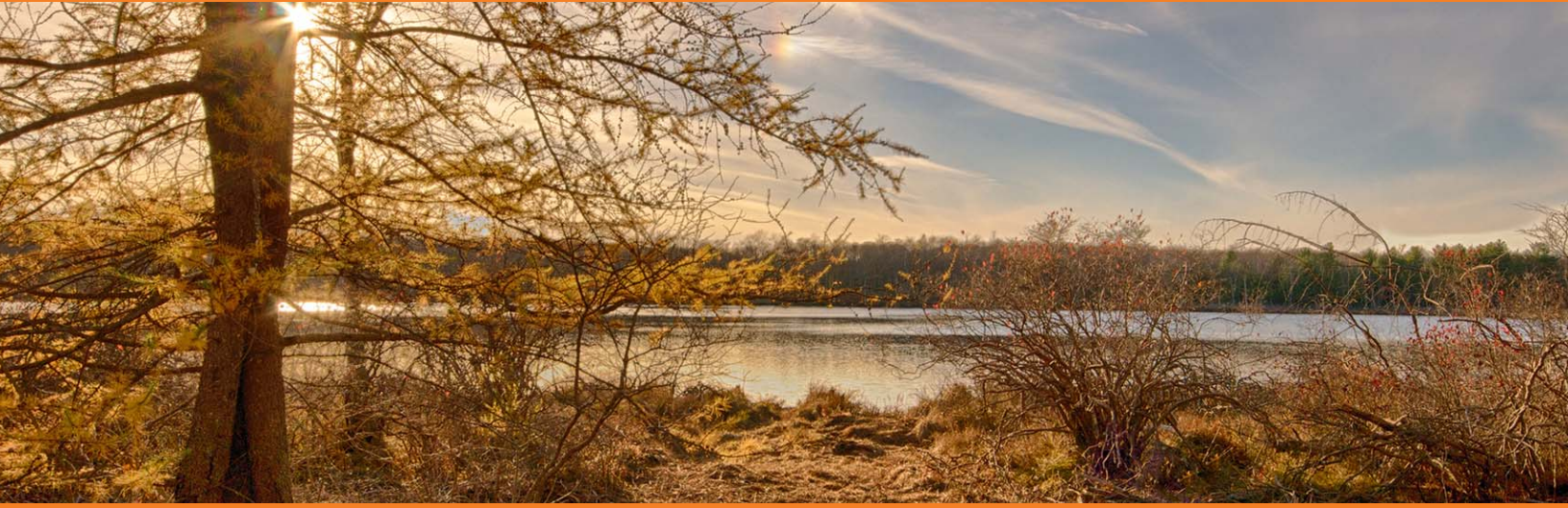


Property Information

- *2,000 Acre Development Tract Fully Entitled for a Gated, Master-Planned Resort Community with 2,577 Home-Sites and Additional Condos*
- *More than 25,000,000 People Living Within 100 Miles of the Property, with Approximately 2,700,000 Households Making More than \$100,000 Per Year*
- *Private 50-Acre Lake, Known as Lost Lake*
- *Other Amenities Will Include a Clubhouse Restaurant with Fine Dining, Full Service Spa, Fitness Center, Lake Club with Beach Area, Swimming Pools and Tennis Courts*
- *Located 85 Miles North of the George Washington Bridge in New York City*
- *Property Will Include an 18-Hole Championship Golf Course Designed by Jack Nicklaus*



DEVELOPMENT OVERVIEW



Offered at \$34,000,000, the Leisure Investment Properties Group of Marcus & Millichap is pleased to exclusively offer the investment opportunity of the Lost Lake Development (also referred to herein as "The Development"), consisting of 2,000 acres of heavily wooded, rolling topography traversed by the Bush Kill River and a private 50-acre lake known as Lost Lake. The development plans include a gated, master-planned community with over 2,600 home-sites and cabins/condominiums. The on-site amenities will include an 18-hole championship golf course, clubhouse with a restaurant offering fine dining, a full-service spa and fitness center, lake club with a beach area, swimming pools and tennis courts. Current plans call for approximately 1,000 acres to be preserved as open space and this space will include an extensive parks and trails system as well as various wildlife observation stations. The development is fully entitled with Phase One of the development and the golf course currently under construction. To date, there have been 55 lots sold at an average price of \$82,000.

Exclusively Listed By:

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