

Recent Phoenix Area Resort Sales & Pre-sales

A Potential Resort Project, with a Huge Upside & Versatility!

- **Hospitality Investment** in an existing Resort, currently not Branded!
 - **Commercial, Residential, & Mixed Use** Development Opportunities
 - **Townhouse Presales in 6 Separate projects** all on the golf courses
- Note: 1 (46) unit townhouse project averaging 2,600 sq. ft. per unit on the golf course is final plat approved and ready for presales.**

Phoenix, Arizona: The Cutting Edge for best Resort related Development Opportunities **"In the World Today"**

Look at recent sales by Multinational Companies due to this Market's Long Term Growth Potential & Stability:

June 14, 2016 AZ Republic: *"The Ritz-Carlton Residences in Paradise Valley obtained **property reservations for 89 of the 91** villas released at the one-day, private sales event last Saturday totaling **\$248,760,000.**" "We believe it was the largest real estate event ever in Arizona," said Jan Bracamonte, spokeswoman for **Five Star Development**, the project's developers. She describes the villas as "the most sophisticated, full-service resort real estate offering in Arizona to date."*

July 13, 2016 AZ Republic: **Royal Palms Resort & Spa**, a swank Phoenix hideaway with a rich history, has been sold to Hyatt for **\$88.25 million.**

The Phoenician was purchased by Host Hotels & Resorts for **\$400 million** in the summer of 2015.

Four Seasons Resort Scottsdale at Troon North was sold to Chicago-based Strategic Hotels & Resorts Inc. for **\$140 million**, in December of 2014

Omni Hotels and Resorts paid **\$138.75 million** for Paradise Valley's Montelucia Resort & Spa in 2014.

Since 2014 there have been over \$1Billion in Resort Sales in Phoenix.

Gold Canyon Golf Resort: *"One of the Most Gorgeous Resorts in Arizona today with 376 acres of land.*

- Hospitality Opportunities for a new and branded hotel.
- Commercial Opportunities on site
- 6 Parcels totaling 76 acres **on the golf courses** ready for townhouse presales and development. @ 5 units per acre this could yield 380 units.

Price: \$34.3M With additional opportunities for upfront development, investment, and townhouse presales!