

ISLAND AT ROCK CREEK



Ownership and Rental Program

Luxury Homes in Red Lodge



- Spacious 2,200' - 2,500' 3 Bedroom Townhomes
- Family, dining, loft areas + open kitchen area
- High quality craftsmanship & wood finishing
- Gas fireplaces in family room & master bedroom
- Seclusion and walking distance to Red Lodge
- The sound of water surrounds you with Rock Creek as your back yard with decks overlooking
- Natural stream of waterfalls runs through the community
- Walking trails linking with the city
- Breathtaking views of the Beartooth Mountain with 283 days of sunshine
- Unique, semi-private 37 acre community

Rental Program - Guaranteed Income

- Marketing and Management Program
- \$15,000 Rental Income Guaranteed. Income Guaranteed for 3 Years
- Minimum Rental Income per year, Net Rental Commissions (approx 50 rental days)
- Primary Rental Months
 - ▶ 3 Months yield 62% of 2009 revenue (July, Aug, Dec)
 - ▶ 6 Months yield 84% of 2009 revenue (Mar, July, Aug, Sep, Oct, Dec)

Need More Cash Flow . . .

- Increase rental days for more revenue to cover your cash flow needs
 - ▶ \$20,000 – approx 70 rental days
 - ▶ \$30,000 – approx 100 rental days
 - ▶ \$40,000 – approx 140 rental days
- Contact us to understand different cash flow breakeven points

New Buyers . . . Special Offers

- Join us for a weekend to experience our community
- Ask about our "Try Before You Buy" program



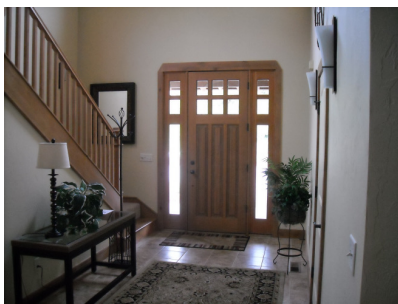
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Creek Side Living *with Mountain Views*

Luxury townhomes on the banks of Rock Creek (above the 500 year floodplain) within 3 blocks of downtown Red Lodge feature designer furnished 3 bedroom, 3 baths, loft area and open floor plan. Outside you have 3 decks overlooking Rock Creek with views of the Red Lodge Mountain and a private creek side hot tub.

All of our town homes are unique in finishing and features. Inside, you enter to a wonderful vaulted ceiling with natural wood beams and designer interiors that include; custom fireplaces, finished woodwork, hardwood floors, plush carpet, jetted tub in the main master bedroom, 3 solid surface showers. In the gourmet kitchen, granite counter tops, stainless steel appliances, solid wood cabinetry plus window coverings, washer and dryer, custom interior paint, air conditioning, ceiling fans, energy efficient windows, and sound proof walls.



23 C Kainu Avenue

~~\$499,000~~ -- **Now \$485,000**

3 Bedrooms (2 Master), 3 BA, Loft,

- Living space 2,218 sq ft
- Garage 349
- Deck 432
- Total area 2,999 sq ft



109 D Kainu Avenue

~~\$539,000~~ -- **Now \$509,000**

3 Bedrooms (2 Master), 3 BA, Loft, Corner Unit Views

- Living space 2,208 sq ft
- Garage 349
- Deck 432
- Total area 2,991 sq ft



109 B Kainu Avenue

~~\$569,000~~ -- **Now \$519,000**

3 Bedrooms (2 Master), 3 BA, Wet Bar, Pantry

- Living space 2,526 sq ft
- Garage 349
- Deck 432
- Total area 3,307 sq ft



Vacation & Rental Program

- Ask about our \$45,000 rental program
- Limited vacation rentals available
- Peak rentals from \$350 per night, off-peak \$250
- Contact Matt Martin at 406-425-0300