



Pine Mountain

— C A M P —

365 Mittry Lane ▪ Lake Arrowhead, CA



37 ACRES
OF EXCLUSIVE RECREATIONAL LUXURY

OWNER WANTS SOLD

pinemountaincamp.com

OFFERING MEMORANDUM



CBRE

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EXECUTIVE
SUMMARY



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Lake Arrowhead, CA

Pine Mountain

Site and Improvement Summary

**All square footages and acreage are estimated and Buyer To Verify (BTV) if required.*

PROPERTY OVERVIEW



PRICE
~~\$9,500,000~~
New Price: \$6,375,000



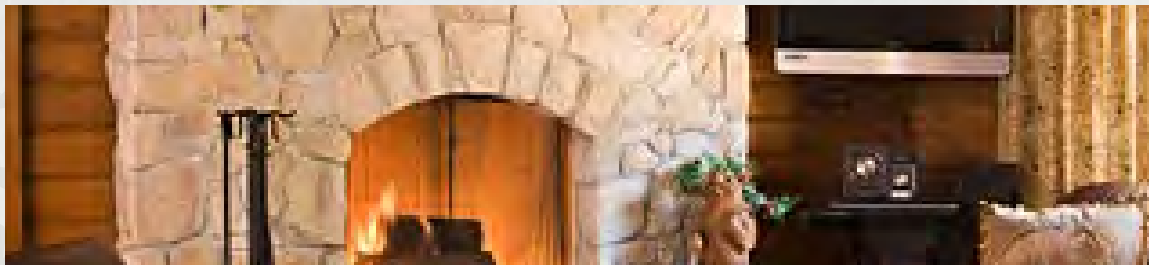
LOT SIZE (ACRES)
±37.02



STRUCTURES
Four



BUILDING SF
±11,400 (BTV)



PROPERTY HIGHLIGHTS

- Approximately 37 Acres of Pristine Forest overlooking Lake Arrowhead
- Exceptionally private setting, yet adjacent to Lake Arrowhead Village
- Ponderosa Lodge: Approx. 3,000 SF sleeps 13 + Studio Apt. (BTV)
- Sugar Pine Cabin: Original log structure, sleeps 9
- Caretakers Cabin: 2bd/1 bath
- Barn: New 6,400 SF facility with 3,200 SF event center and 3,200 SF equipment storage (BTV)
- 200 person amphitheater
- **Lake access rights**

LOCATION HIGHLIGHTS

- Adjacent to Highway 173 and Lake Arrowhead Village
- Located just 90 miles east of Downtown Los Angeles
- South Slope of Lake Arrowhead Basin
- Immediately adjacent to shopping, dining, and hotel amenities

SERVICES

- Utilities Sewer, Electric, Water, Natural Gas, Phone, Cable



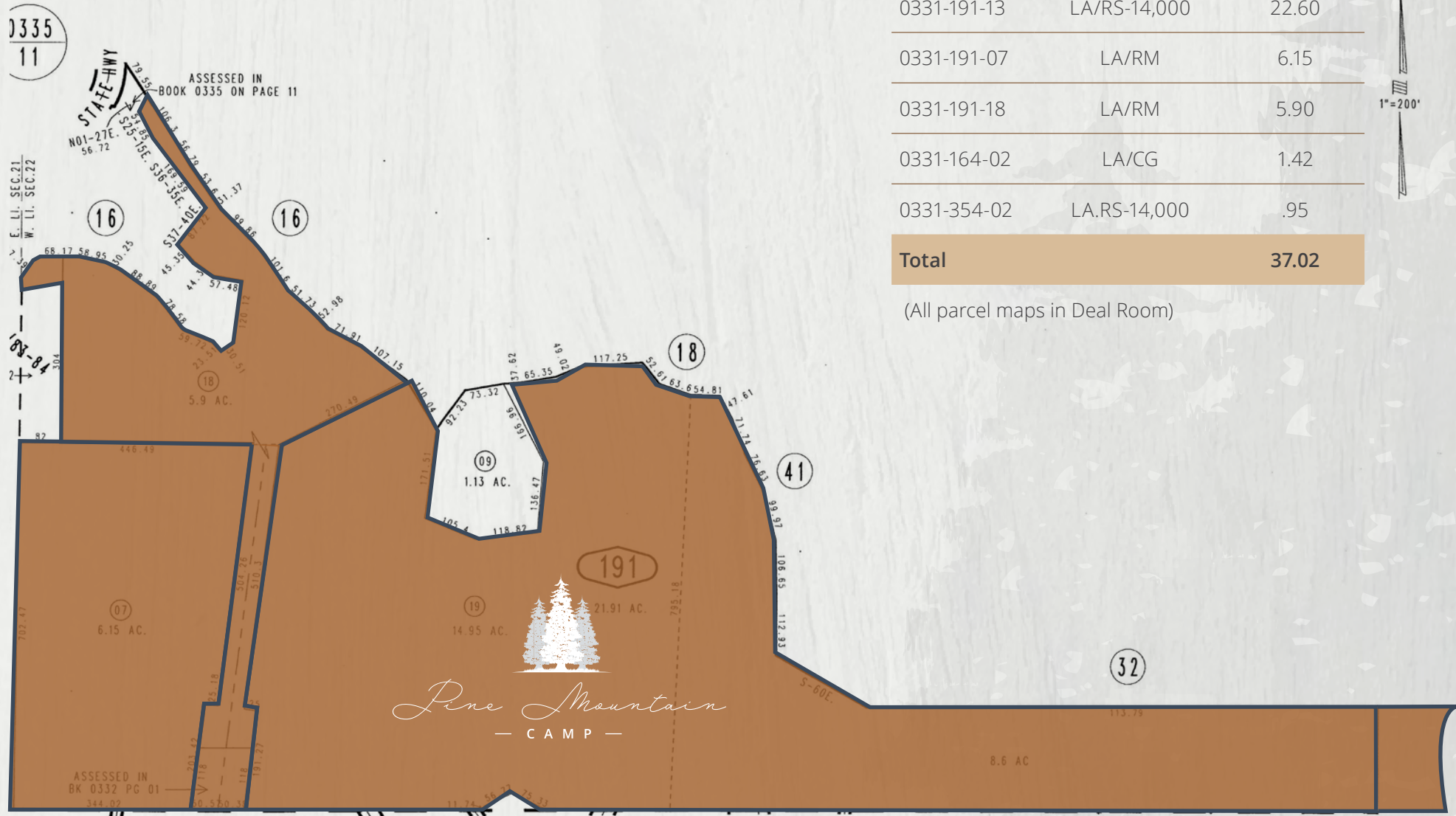
The Offering

A spectacular setting in the center of Lake Arrowhead's south shore, overlooking the lake and nearby Lake Arrowhead Village.



Pine Mountain Camp ("PMC") is not your typical "Camp" as most people interpret the definition; rather it's reminiscent of the "great" camps of Northern California with endless possibilities and potential. Visitors are generally overwhelmed with the setting, privacy, quality, design and spectacular lake views of PMC. Imagine a setting where you feel as though you are in the "middle of nowhere" yet with all the amenities of Lake Arrowhead Village right across the street. The Seller's have spared no expense in re-developing and furnishing the property to its current state and have created a significant base for the buyer to realize their own dreams and vision for the asset. There are currently 4 permanent structures, of which three will exceed the expectations of the most discriminating guest or owner.

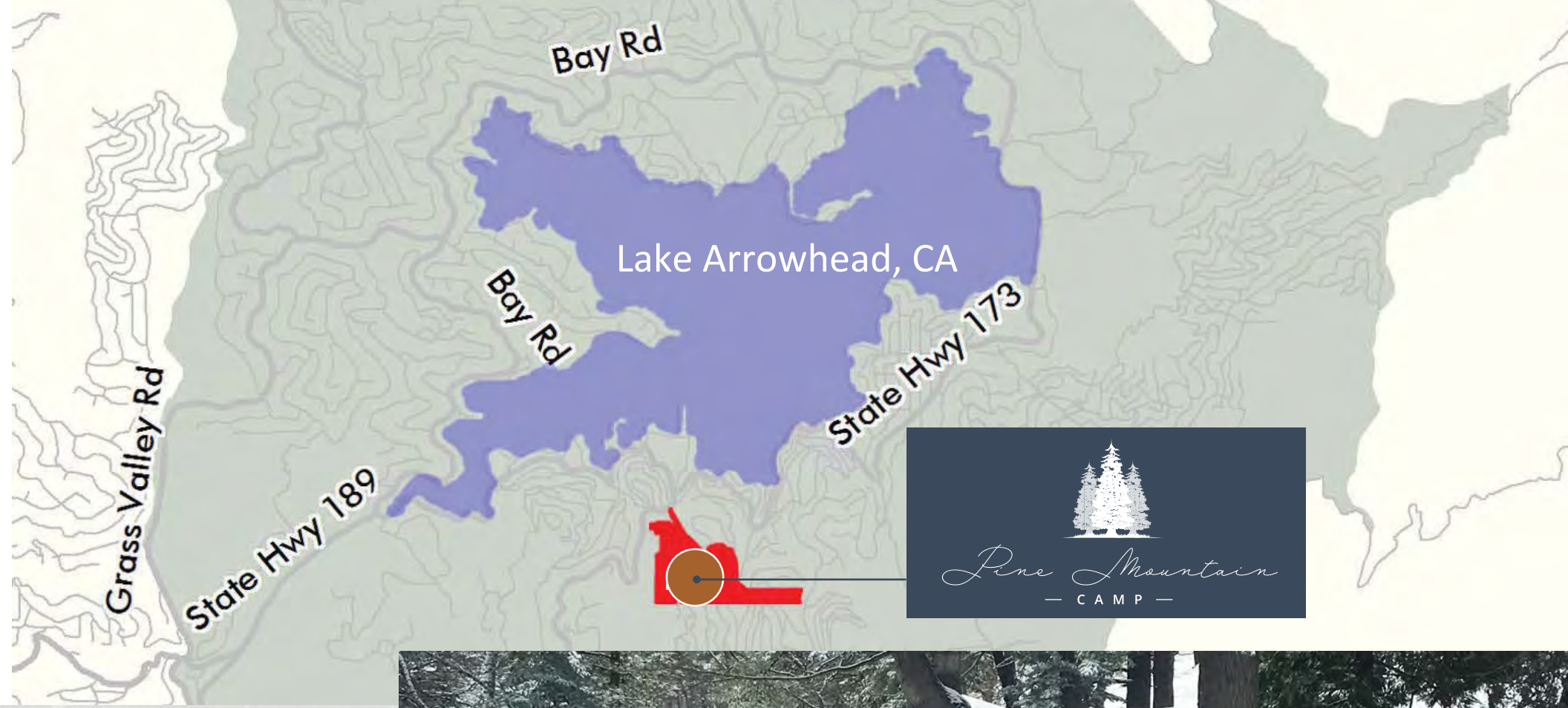
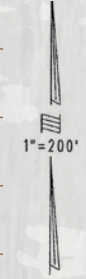
They include the Ponderosa Lodge (Main Lodge), the Sugar Pine Cabin (Original Log structure sleeps 9), The Caretakers House (2 bedroom), The Barn (6,400sf newly constructed game changer entertainment/meeting venue), a 200 plus person ampitheatre (overlooking lake), 37 acres of trails and so much more to be addressed later in this brochure.



SITE DESCRIPTION

APNS	Zoning	Acres
0331-191-13	LA/RS-14,000	22.60
0331-191-07	LA/RM	6.15
0331-191-18	LA/RM	5.90
0331-164-02	LA/CG	1.42
0331-354-02	LA.RS-14,000	.95
Total		37.02

(All parcel maps in Deal Room)



Since the early 1920s, Lake Arrowhead has been regarded as Southern California’s premier mountain hideaway. Its natural beauty and 2 hour proximity to Los Angeles attracts celebrities, affluent second home owners, entrepreneurs and millions of visitors living primarily within the greater LA basin, between Santa Barbara and San Diego. It’s within a 3 hour drive serving a population base of 24 million people and would rank as the 11th largest economy in the world if measured independently . Lake Arrowhead is...Location Location Location.

Lake Arrowhead is a pristine mountain lake at 5100’ elevation, reserved for exclusive use by the property owners within “Lake Arrowhead Woods”. Pine Mountain Camp (“PMC”) is located center stage on the south slope of the Arrowhead valley within the “Arrowhead Woods” and immediately above Lake Arrowhead Village. As such, the views of the lake from the property are nothing short of breathtaking.

There is simply no other comparable large parcel on the mountain offering a similar presence or point of view while entitling its owners to lake privileges.

One must visit the facility to fully appreciate the quality of the location and existing improvements. Once you arrive via the gated drive, the imagination runs wild with endless expansion possibilities. The existing improvements are exceptional quality



and the most discriminating personality could move in and enjoy the full use of the property immediately. Everything is “as new” and there is no deferred maintenance.

The furnishings, linens, utensils are the highest quality and included in the purchase price.* Just move in and start planning the location of your new barn or tennis court, or, simply relax in luxurious privacy.

The topography at PMC is gently rolling hillside which is why the views are so spectacular and the recreation potential is so vast. On-site mountain biking, hiking, fitness trails, skiing, zip-lines, ropes- course, horses etc, etc. are all possible activities at PMC.



A visit to the PMC the website www.pinemountaincamp.com will only provide a small sampling of the improvements. The main compound consists of two lodge buildings and two large tree-houses, all with spectacular patios and/or decks. Separated from the main compound is a 2 bedroom caretaker’s house. The buildings are served with all utilities; water, sewer, gas electric, phone and cable (all underground). A private amphitheatre with a spectacular lake view is located approximately 500’ from the main compound. This area is served by underground utilities as well. Various roads and walking trails provide access to most areas of the property.

All this is located directly across the street from Lake Arrowhead Village. From the main compound at PMC, it’s a 10 minute walk to the Village. Overflow accommodations, groceries, shopping, dining, entertainment and water oriented activities are all available. The convenience and privacy offered by the PMC location is unparalleled in the Lake Arrowhead community.



Investment Highlights

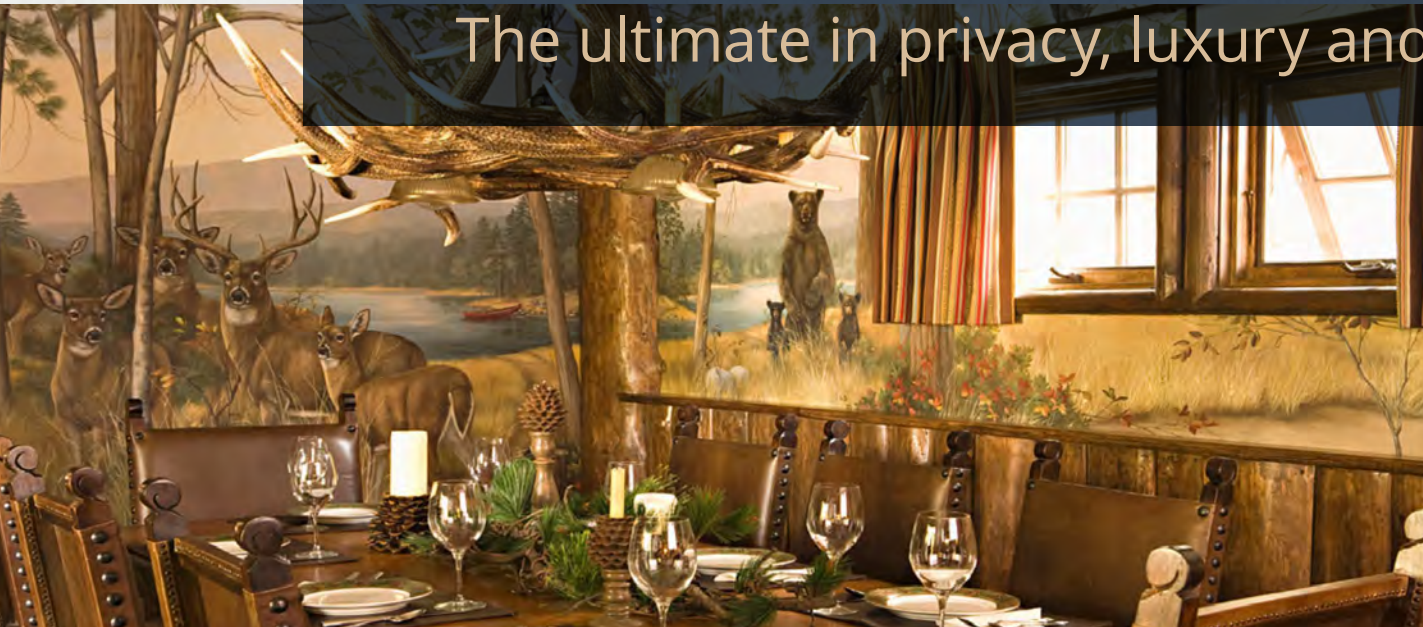
Enjoy the existing accommodations of a 5 star resort (with no other guests). Then, imagine an equestrian facility with private riding trails. Imagine a pool, spa or tennis court. Imagine your own ropes course or zip-line. Would a 60 room lodge work for your use? How about your own ski slope? A private preserve perhaps? Imagine the possibilities of this exceptionally private, pristine 37 acre, wooded property.

Carbon neutral Goals? This 37 acres produces approximately 3420 tons of carbon equivalent credits (annually) for entities seeking carbon neutrality.

Simply stated, there is no comparable property in the Lake Arrowhead Valley with the potential to create a "Legacy" for your family, foundation or organization. At \$9,500,000 Million, this is truly a unique opportunity to own perhaps the most significant property in Lake Arrowhead.



The ultimate in privacy, luxury and potential.



II.

GROWTH
POTENTIAL



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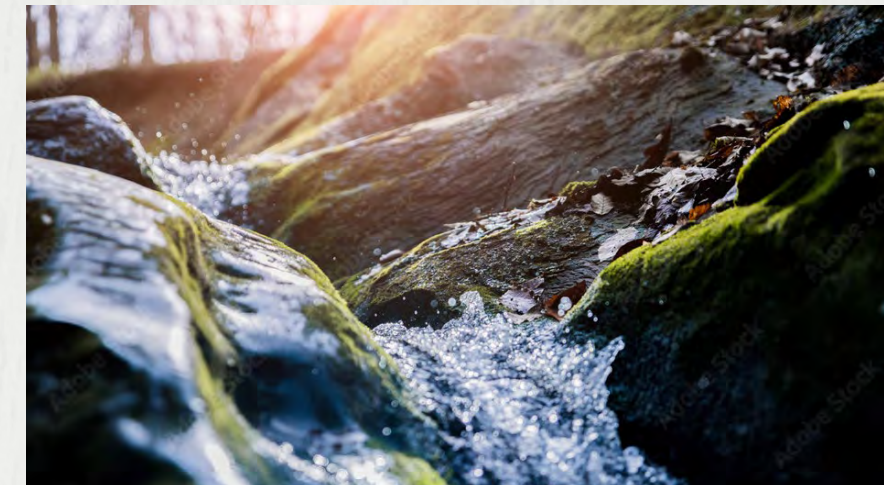
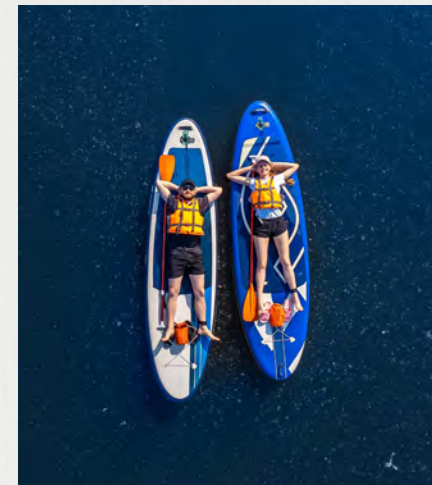
Lake Arrowhead, CA

Pine Mountain

Imagine The Possibilities



- Family Compound
- Corporate/Religious Retreat
- Glamping/Micro Cabin Expansion
- Water/Snow Skiing
- Lake Recreation-Fishing-Paddle Sports
- Endless Relaxation



Building Highlights

Two story “barn” 3200 SF each floor: meeting room, banquet hall, indoor sports court
(Under construction)

Maintenance and storage below: collector car showroom, vocational arts training

Two bedroom caretaker’s house (separated from the main compound)

Ponderosa Lodge; four sleeping rooms accommodating 13 people, studio apartment, office

Sugar Pine Cabin; Original Log structure sleeps 9

OTHER AMENITIES

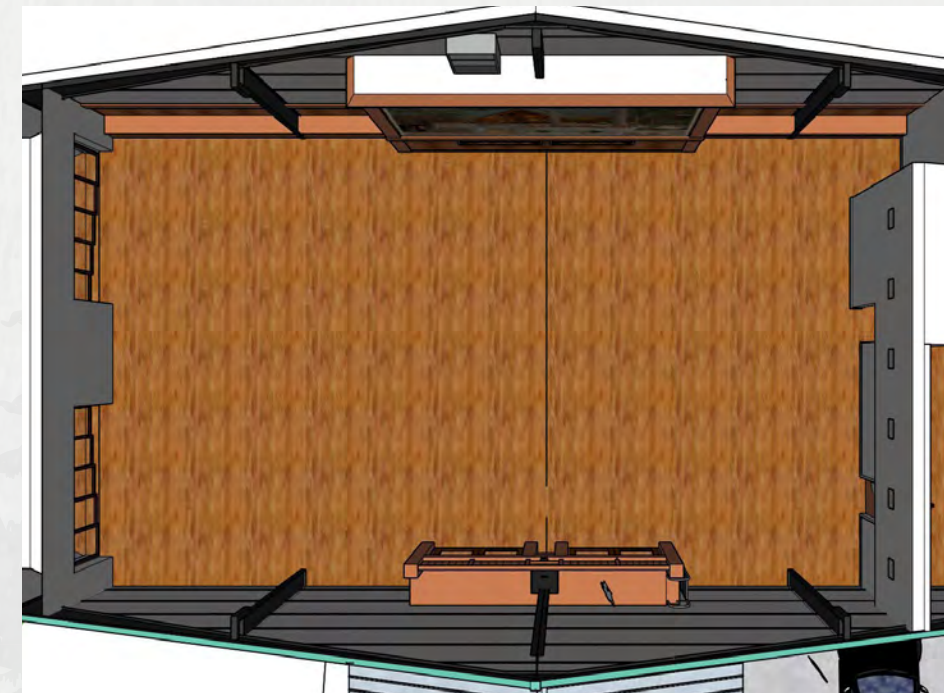
200+ person capacity outdoor amphitheater overlooking the lake

Roads and trails for walking, riding, mountain biking etc.

For more details see:
pinemountaincamp.com



Hypothetical Barn





LOCATION
OVERVIEW



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Lake Arrowhead, CA

Pine Mountain

ABOUT Arrowhead

Nestled in the mountains of the San Bernardino National Forest, Lake Arrowhead CA, also known as “The Alps of Southern California,” is a cozy mountain Lake Arrowhead resort paradise featuring numerous outdoor recreational activities, stunning year round scenery and wildlife, and a natural peacefulness that has lured people to these mountains for centuries for

relaxation and a romantic get away from Los Angeles. Originally inhabited by the Serrano Indians, the beauty and rich natural resources of Lake Arrowhead CA later attracted the logging and cattle ranching industries before Lake Arrowhead CA became a cherished vacation destination in the early 1900s.



FOUR SEASON OUTDOOR ACTIVITIES

One of the most prized assets of Lake Arrowhead and its Lake Arrowhead resort properties is that it truly experiences four distinct seasons. Lake Arrowhead weather offers residents and visitors alike the opportunity to enjoy a wide variety of outdoor activities.

Spring in Lake Arrowhead brings mild temperatures and bright colors as the area bursts with life. Blooms flower, wildlife babies emerge from their winter hideaways, and the sounds of chirping birds fill the air around Lake Arrowhead as people visit Lake Arrowhead lodging for a romantic get away from Los Angeles.

Hiking is a popular spring activity in Lake Arrowhead. There are many hiking trails in Lake Arrowhead, with a favorite being the Pacific Coast Trail, located about seven miles away from Lake Arrowhead and running from the Mexico border to Canada.

Anglers everywhere know that spring is the best time of the year to land a big fish, which brings pros and novices alike to Lake Arrowhead lodging establishments. Whether you're looking to snag a big one or just want to enjoy the experience

with a little catch and release, you can cast your jig or bait in Lake Arrowhead for Lake or Rainbow Trout or Kokanee Salmon and in nearby public Lake Gregory for Bass, Carp, Catfish, Crappie, Kokanee Salmon, Sunfish, and Trout.

Summer in Lake Arrowhead is warm and cozy, without being hot and humid -- perfect for a romantic get away from Los Angeles. The gentle breeze from Lake Arrowhead provides just the right amount of cool during this time of year when water sports are at their most exciting and sunbathing is at its most relaxing. Swimming, water skiing, boating, and more take place during the summer in Lake Arrowhead's beach clubs. Those visiting Lake Arrowhead resort properties can make full use of this beautiful private lake and anyone staying at a Lake Arrowhead lodging can take part in water activities at nearby Lake Gregory.

When visiting during the summer, you must remember to take the Lake Arrowhead Queen Paddleboat Tour, which lasts about an hour and takes you around the perimeter of Lake Arrowhead.

The notoriously hilarious tour guide is famous for his jokes and one-liners and always has the entire boat in stitches as he points out celebrity homes and tells stories and fun facts about the area. For example, did you know that there have been 120 movies filmed in Lake Arrowhead, including Heidi, The American President, Space Jam, and the 1998 remake of The Parent Trap? The red, gold, and orange colors of the mountains in the fall provide just the right backdrop for camping in Lake Arrowhead. One of the most popular Lake Arrowhead campgrounds is the North Shore Campground. Only three miles from Lake Arrowhead Village, this beautiful campground features modern Lake Arrowhead lodging amenities for campers like running water and restrooms.

In addition to Lake Arrowhead activities, San Bernardino National Forest also provides outdoor activities in the forest with equestrian trails and trails for mountain biking and off road vehicles. With cool evenings and warm days, fall is glorious in Lake Arrowhead and cozy and comfortable in the surrounding Lake Arrowhead lodging and Lake Arrowhead resort.

Winter in Lake Arrowhead brings fluffy white snow that transforms Lake Arrowhead into a winter wonderland and romantic get away from Los Angeles. Skiing and snowboarding are favorite winter activities at the Lake Arrowhead mountain ski resorts of Snow Valley, Bear Mountain, and Snow Summit. Also in the winter in Lake Arrowhead, The Big Bear Ranger Station and Discovery Center hosts a snowshoe tour, several groups offer guided winter hikes, and you can ice skate at one of the world's most beautiful outdoor skating rinks.

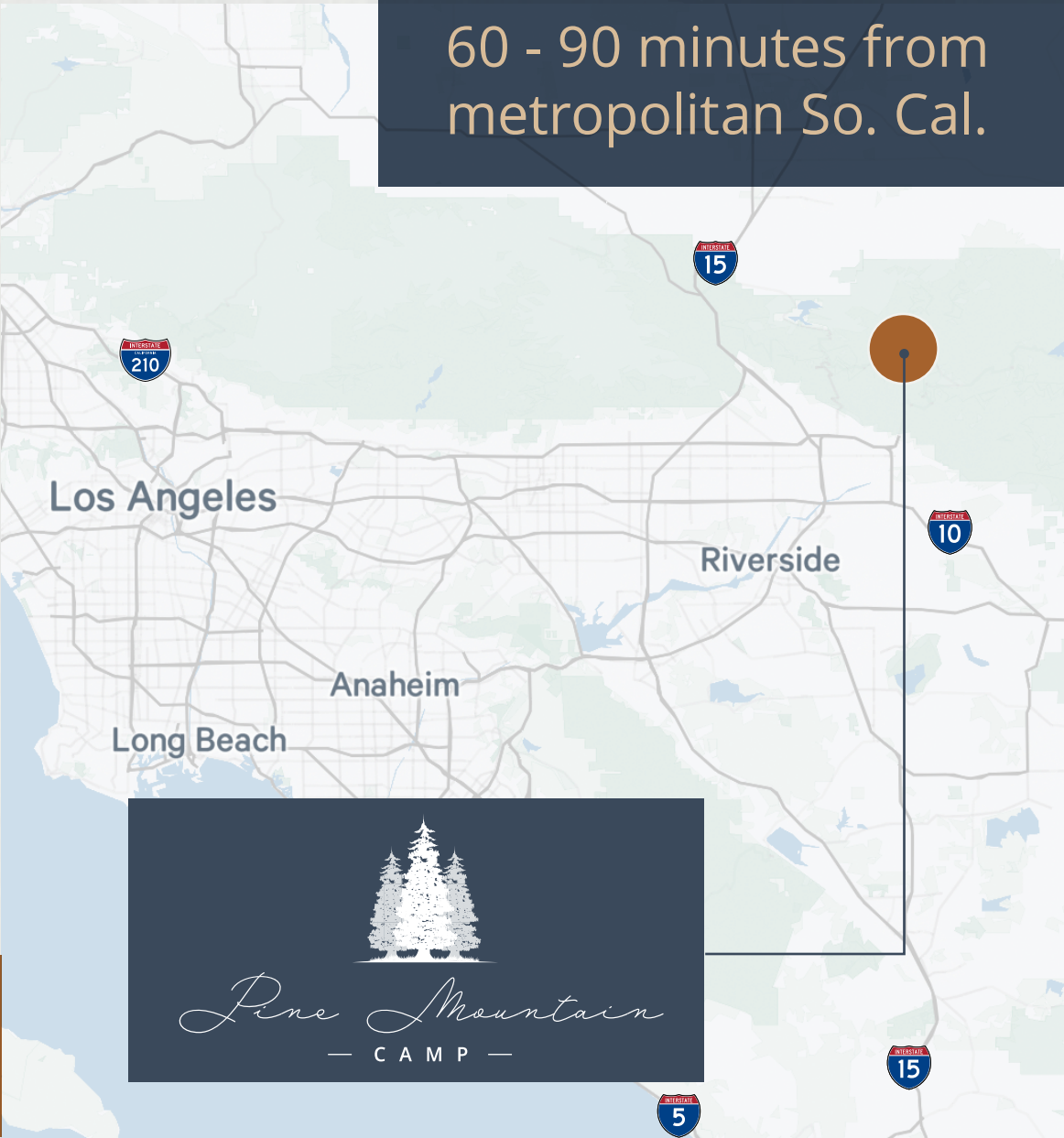


PLENTY MORE TO DO IN LAKE ARROWHEAD CA

While outdoor activities are a favorite of those in Lake Arrowhead, there is still plenty to do if you're not a sporty person at heart. Lake Arrowhead is teeming with shopping, dining, culture, cozy Lake Arrowhead lodging, Lake Arrowhead resort spas, and fun events that make for the perfect family vacation or a romantic get away from Los Angeles. Lake Arrowhead Village is the area's main commercial hot spot for both visitors and locals. With a variety of unique fashion boutiques, outlet stores, restaurants, and even a supermarket, Lake Arrowhead Village can provide you with excellent shopping and dining before heading back to your Lake Arrowhead lodging. Also home to a free summer concert series from May through September, Lake Arrowhead Village entertains thousands at more than forty free concerts each Friday and Saturday night and on holidays throughout the summer.

The Annual Lake Arrowhead Home Tour takes participants on a tour of some of the most remarkable homes in Lake Arrowhead. Whether a historic log cabin with a significant story to tell or a modern and high tech lakefront mansion, this tour can provide you with a look at the finest architecture and décor Lake Arrowhead has to offer.

60 - 90 minutes from metropolitan So. Cal.



The Lake Arrowhead Yacht Club, which began operations in 1932 in Lake Arrowhead, has over 350 members and a fleet of over 35 sailboats and The Annual Antique and Classic Wooden Boat Show in Lake Arrowhead features historic wooden boats from manufacturers of the past. Lake Arrowhead is home to the Ice Castle International Training Center, an Olympic training facility for figure skaters, and The University of California Los Angeles (UCLA), operates the UCLA Conference Center near Lake Arrowhead, a full service conference facility with Lake Arrowhead lodging and meeting space. Plan Your Visit To Lake Arrowhead As a romantic get away from Los Angeles, and a favorite scenic mountain resort in the San Bernardino Mountains, Lake Arrowhead's community has a strong sense of local pride. The economy is mostly dependent on tourism, including Lake Arrowhead lodging and Lake Arrowhead resort and spas.

The primary tourism industries of Lake Arrowhead, include real estate, Lake Arrowhead lodging, dining, recreation, Lake Arrowhead resort and spas, and retail sales. Other communities in the Lake Arrowhead area include Cedar Glen, Blue Jay, Crestline, and Running Springs, as well as the winter sports areas in Lake Arrowhead of Snow Valley and Snow Summit. Whether you're looking for a romantic get away from Los Angeles, a relaxing family escape, or a thrilling outdoor adventure, Lake Arrowhead has it. With plenty of outdoor activities, shopping, dining, Lake Arrowhead lodging, Lake Arrowhead resort spas, and entertainment within a laid back and pet friendly atmosphere, Lake Arrowhead offers a perfect destination for individuals, couples, families, groups of all sizes.



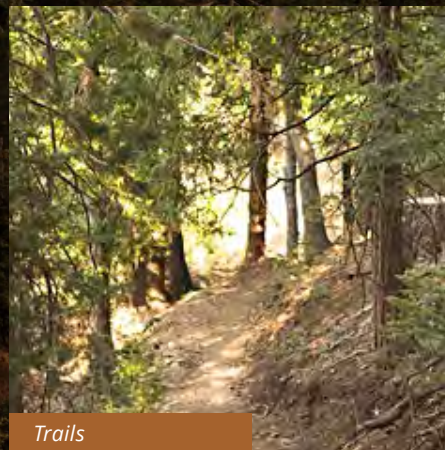
SAN BERNARDINO National Forest

Recreational Activities & Sight-Seeing

The San Bernardino County National Forest provides Snow and Water Skiing, Hiking, Mountain Biking, Fishing, Wildlife Viewing, Horse Back Riding, Hunting, and spots to Ride Off Road Vehicles. For details, visit: <https://www.fs.usda.gov/recmain/sbnf/recreation>



Wedding Venues



Trails



Amphitheater



Endless possibilities as a family compound, corporate retreat, religious camp, or get creative with your own plan on this unique 37-acre property.

AS – IS FAMILY COMPOUND OR VRBO/VENUE RENTALS: Beautifully remodeled Ponderosa Lodge with 4 sleeping rooms accommodates up to 13 people, the Sugar Pine Cabin with original log structure sleeps 9, a 2-bedroom caretakers house, micro cabins and a newly constructed and nearly completed “barn” of 6,400sf (3,200sf on each floor at 40’x80’) with potential for meeting/banquet hall, indoors sports court, car/boat storage, or other with state of the art Audio/Video. This is a true getaway property just 90 minutes from LA/OC in very close proximity to The Village. Gorgeous lake views all over the expansive acreage. There is also a 200 person Amphitheatre overlooking the lake providing an unmatched atmosphere for ceremonies.

EXPANSION FOR CORPORATE/RELIGIOUS RETREAT, ECO LODGE OR OTHER: All utilities run through the property with significant opportunities to expand. Ideal canvass to add micro-cabins, airstream, teepee’s or other for glamping and more private overnight events. The 37 acres produces approximately 3420 tons of carbon equivalent credits (annually) for entities seeking carbon neutrality.

There are 6 parcels with a mix of residential zoning and a commercial zoned property off State Hwy 173. Buyer to make its own determination if Zoning is appropriate for its intended Use or Improvement of properties.

This is a true getaway location only 90 minutes from most of Orange County and Los Angeles. PROPERTY HAS LAKE RIGHTS AND THE VIEWS ARE BREATHTAKING!! Simply stated, there is no comparable property in the Lake Arrowhead Valley with the potential to create a “Legacy” for your family, foundation or organization.



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