

**FORMERLY CLUB WYNDHAM  
PAGOSA SPRINGS ELK RUN,  
MASTER'S PLACE & VILLAGE POINTE**



**BID DEADLINE JULY 8** .....

**Southwestern Colorado Resort  
Redevelopment Opportunity**

**Offered Fee Simple, Free of Club Wyndham Brand & Management Agreements**  
**Available Individually or in Any Combination**

1093 Northlake Ave.  
601 Eagle's Loft Cir.  
537 Talisman Dr.  
Pagosa Springs, CO

**DETAILS**

The Pagosa Springs Resort portfolio represents a unique opportunity to acquire fee-simple resort real estate in one of Colorado's most desirable and dynamic mountain markets. Featuring multiple low-rise resort buildings comprised of 70 units, each with kitchens and scenic mountain or golf course views, investors may consider conversion to boutique lodging, luxury condo residences, multifamily housing or a hybrid hospitality model. The site's accessibility, infrastructure and high barrier to new development make this offering a compelling opportunity for value creation in a proven mountain resort market.

**UNIT MIX**

Property	Unit Type	Unit Count
Elk Run	2BR	18
Master's Place	2BR	20
Village Pointe	2BR	32
<b>Total</b>		<b>70</b>

**LOCAL INFORMATION**

Pagosa Springs, Colorado is a charming mountain town in the San Juan Mountains, best known for its natural hot springs and stunning alpine scenery. Surrounded by national forest, rivers, and wilderness, it offers year-round recreation including hiking, fishing, rafting and skiing at nearby Wolf Creek Ski Area. The walkable downtown features local shops, galleries and dining that reflect the area's relaxed, welcoming character. With a blend of outdoor adventure, wellness and small-town charm, Pagosa Springs is an inviting destination in every season.

<b>Building Count</b>	10
<b>Building Size</b>	84,134± SF
<b>Year Built</b>	1986-1990
<b>Parcel Size</b>	23± AC
<b>Unit Count</b>	70
<b>Unit Type</b>	2 BR
<b>Zoning</b>	Commercial/ Hospitality

**BANKRUPTCY INFORMATION**

U.S. Bankruptcy Court District of Colorado  
Case No. 26-10311 | *In re:* Elk Run Property Owners Association, Inc.  
Case No. 26-10313 | *In re:* Masters Place Condominiums Property Owners Association, Inc.  
Case No. 26-10314 | *In re:* Village Pointe Property Owners Association, Inc.

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