

Ticaboo Fee Simple Owned Properties

Ticaboo

- 72 Unit Hotel with expansion room- sitting on 5.56 acres (rough plans for additional condo hotel have been started)
- Mokis Restaruant and Basecamp Adventure Center and Fuel Stop – Sitting on 6.31 acres.
- Ticaboo Boat and Storage – Sitting on 25.59 acres. Lease Optioned to Offshore Marina for \$8000 per month with a purchase price of \$750,000
- Additional 493.059 acres of Developable Land under the State of Utah (SITLA) Development Lease – Ticaboo Planned Unit Development (PUD) approved and recorded with the County, Resort Zoning allowing for maximum flexibility and density.

Ticaboo Development Lease Summary

Ticaboo Development Lease

- **Term** – 9/1/28 with two 10 year extensions
- **Lease amount** \$5000 per year
- **Acreage Remaining on Development** Lease not yet purchased – 493.059 acres. NOTE – Only carry cost is the annual lease payment.
- **Total Development Land in Ticaboo** Land Remaining in lease to be developed – 493.059
- **Terms to state** – SITLA receives 20% of sales price of the developed lots (NOTE – All currently developed and owned lots are not subject to this requirement and are owned outright, only applies to future lots.)
- **Option to avoid Development % Split** to purchase land at market rate as determined by appraisal and develop to avoid % split
- **PUD Future Development** – The approved PUD has approved the following in addition to the already developed lots and commercial
 - 260 Medium density units
 - 30 Low density Unit
 - 170 High Density Units
 - 150 unit – RV/Glamping/Camping Tiny Home Resort
 - 40 Townhouses
 - Recreation Resort