

OWNERSHIP OVERVIEW



ESTIMATED MONTHLY EXPENSES:

Unit / Type	Dues	Insurance	Cable	Utilities	Reserve
Studio / One Bedroom	\$650	\$57	\$38	\$119	\$239
Two / Three Bedrooms	\$1,301	\$114	\$76	\$238	\$478
Two-Bedroom Penthouses	\$1,301	\$114	\$76	\$238	\$478
Three + Bedroom Penthouse:	\$1,951	\$171	\$114	\$357	\$717

AVERAGE GROSS ANNUAL RENTAL INCOME 2018**:

	Platinum	Gold Plus	Gold Minus
Studio	\$47,000	\$44,000	N/A
One-Bedroom	\$55,600	\$44,000	\$41,000
Two-Bedrooms	\$101,000	\$80,000	\$51,000
Three-Bedrooms	\$115,000	\$84,000	N/A

**Actuals may vary depending on supply & demand, owner usage and other factors beyond the control of the Association. Past performance is not a guarantee of future performance.

MONTHLY RENTAL SPLIT:

LQA Rating*	Owner	MVCA
Platinum (90%+)	52%	48%
Gold Plus (86% - 89%)	49.5%	50.5%
Gold Minus (84% -85%)	44%	56%

*As of December 1, 2015 the minimum rating needed to participate in the rental program was raised from 80% to 84%.

Helpful Information

- A fully refundable deposit equal to three months dues is required at the time of closing to fund the working capital reserves.
- All non-Penthouse unit sales are subject to a 20-day right of first refusal period. Details can be found in the HOA Declarations.
- Parking spaces are not assigned. All owners have a right to park while they are occupying their units. Generally speaking, there is parking available and the Association's staff will accommodate guests of owners when owners are in residence with advance notice. However, owners may not allow friends to park on-site when they are not present.
- For the safety and security of the owners and guests, the Association requires that owners notify the front desk or reservations when they or their guests will be occupying their unit. Staff conducts nightly inspections to ensure doors and windows are secure, that there is no unauthorized usage of units, nor unexpected maintenance issues.
- To maintain the overall aesthetic appeal of the property, the Association limits decor on the decks to grills and furniture supplied by the condominium Association. Grills must be connected to the supplied natural gas line; propane and charcoal grills are prohibited.
- For additional information visit our owner's website: destinationprivileges.com (login: Realtors81657, password: manorvail2018)

OWNER PRIVILEGES

Discounts

- 20% off entire bill at the The Fitz Bar & Restaurant
- Preferred reservations at The Fitz Bar & Restaurant
- 10% off banquet & catering events
- Personalized in-room Chef services
- Discounted breakfast buffet (in season): \$12/adult, \$6/child ages 6-12 (5 & under free). [Value: \$20/adult, \$8/child]
- Complimentary valet and self parking (while in residence)
- Complimentary daily towel and trash service
- Daily housekeeping available upon request. (Standard rates: \$50/day for a studio or 1BR, \$100/day for 2BR or 3BR, and \$40/hour for Penthouses. Additional charges may apply.)
- Family members receive discounted rental rates (25% off) at Manor Vail when below 60% occupancy
- Owners receive discounted rental rates (25% off) at other Destination Hotels properties
- Owners' pets are welcome at Manor Vail in owner's unit(s)
- 10% discount on spa services at The Manor Vail Spa (excluding already discounted packages)
- 10% off with Ski Butlers

It's All right here...

Nestled along the banks of Gore Creek with stunning views of Vail Mountain and the Gore Range, Manor Vail Lodge provides a true Colorado experience. Manor Vail Lodge boasts a peaceful setting yet rests in the center of all the fun and excitement Vail has to offer and is just a short walk to all the shopping, restaurants and nightlife of Vail.

Property Highlights & Amenities

- 123 individually decorated condominiums & 17 Penthouses
- Located 50 yards from Golden Peak base area and Children's Ski School
- Adjacent to Vail Village, Betty Ford Alpine Gardens, Vail Athletic Fields, and Gerald Ford Amphitheater
- Underground parking structure and surface lots
- Complimentary Town of Vail shuttle (seasonal)
- 24-hour front desk
- The Fitz Bar & Restaurant
- High-speed wireless Internet access
- 25,000 sq. ft. of indoor/outdoor meeting space
- Two heated outdoor pools and four hot tubs
- Sauna, steam room, and fitness facility
- Manor Vail Spa offering massages and facials
- Seasonal bell staff
- Seasonal personal concierge services

