

**Own a Cabin at Loch Lyme Lodge
Overview – Summer 2022**

Spend a few summer weeks in your cabin, let Pinnacle do the work, and have a modest cash return at the end of each year.

Become a cabin owner at Loch Lyme Lodge and enjoy your own rustic cabin, our waterfront, gardens and trails, the ability to make early reservations while receiving a discount on purchases at the Lodge and passing along 100 years of Loch Lyme Lodge tradition.

Cabin owners avoid the effort of opening and closing, cabin and property maintenance, and the other hassles of cabin ownership because Pinnacle Project, LLC continues to operate Loch Lyme Lodge & Cabins.

Cabin costs range from \$131K to \$235K, which includes \$40K, an estimated cost to upgrade an individual cabin to be comfortable in three seasons. The components of the Total Cost are:

- **Cabin “footprint” price** - based on the cabin size, condition, location, rental history plus a proportional share of the costs to improve common infrastructure and barn for the benefit owners and guests.
- **Pinnacle Member capital contribution** (\$21,000).
- **Cabin improvements** - Owners must connect the cabin to our infrastructure and insulate and install a heat source to make it comfortable in three seasons. Our estimated budget for improvements is \$40K.

CABIN PRICE CALCULATION	
Cabin Footprint Price	<i>Based on cabin size, location, condition, rental history and maintenance requirements, plus a share of the cost for the common infrastructure</i>
\$21,000	<i>Pinnacle Member capital contribution</i>
Cabin Improvements	<i>Estimated at \$40K average per cabin; improvements include connecting to new infrastructure, cabin insulation, heating and new windows to enable three-season rentals</i>
TOTAL COST	

Pinnacle Members are part of a multi-generational community of people who care about community and this lovely property, participate in decision-making for The Pinnacle Project, enjoy the common areas including the waterfront, meadows, trails, Lodge, and Barn when you like, get early reservations on cabins, and receive a discount of up to \$500 per year.

Cabin Members receive additional benefits, including a share of your cabin’s earnings at the end of each season, a role in decision-making within the cabin condominium association (similar to a homeowner’s association), and use of your own cabin on your schedule, subject of course to prior bookings of guests and Event and Wedding activity. You’ll own your entire cabin – interior and exterior – plus an undivided interest in the twelve acres surrounding the cabins at the Lodge. The cabin is an asset you can sell subject to agreed-upon conditions.

Cabin Members are responsible for an **annual assessment**, which is their share of the cost of operating the hospitality business and maintaining the cabin condo property and common areas. At the end of each season, Pinnacle gives owners 75% of their cabin's **annual earnings**, which we define as the difference between their cabin's total revenue and the cabin's annual assessment. Pinnacle retains the remaining 25%.

We have created projections for "Base", "Better", and "Bad" years. Even in a "Bad" year, each cabin's revenue is projected to exceed the owner's annual assessment. At the end of each year, Pinnacle sends each Cabin Member a check for their share of the cabin's earnings after covering their use of the cabin and their assessment. Our projections assume owners use their cabin a week or two. We want to be clear that owners who use multiple weeks in the high season for themselves may not generate enough rental revenue to cover their cabin's total assessment.

Pinnacle Project, LLC is a New Hampshire limited liability company. In Summer 2022, 30 people own 27 membership units (some people own two units, some families share a membership). Pinnacle members elect Managers who manage the affairs of Pinnacle. Pinnacle's wholly owned subsidiary (Post Pond Lodge, LLC) runs the hospitality business, Loch Lyme Lodge & Cabins.

To learn more about the Pinnacle Project itself please read "Becoming a Member", which can be found on the Pinnacle Project website, www.pinnacleproject.info. We are happy to review details with you and share more information as you are interested.

For more information, please contact Liz Ryan Cole (802-785-4124) or Rich Brown (603-795-2525) or email info@pinnacleproject.info

Note: This communication is provided for informational purposes only, does not constitute an offer for the sale or disposition of any interest in a condominium unit, and is subject to change. Use and occupancy of all condominium units will be subject to the terms and conditions of a condominium declaration, bylaws, and other documents in accordance with the N.H. Condominium Act, N.H. RSA chapter. 356-B. In addition, this communication may be subject to state security laws and local planning regulations which may affect the final documents.