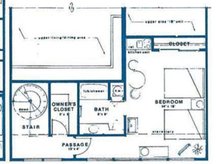
Tamarron

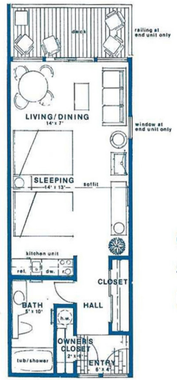
Condominium Information

Two Bedroom Apartment "A" plus "S"

"A" Unit
Lower Level 720 square feet

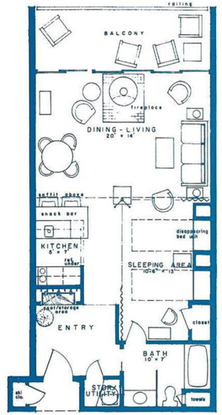
"S" Unit
Upper Level 578 square feet





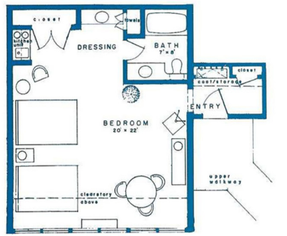
One Bedroom Apartment "IB" Unit

528 square feet



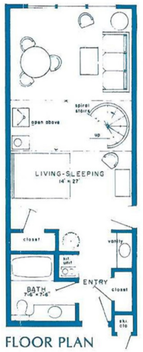
One Bedroom Townhouse "A" Unit

930 square feet



Townhouse Bedroom "S" Unit

575 square feet



FLOOR PLAN

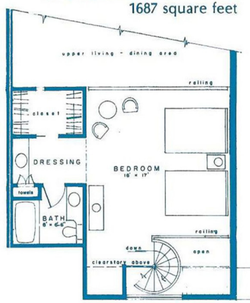
Loft Inn Suite "IL" Unit

802 square feet

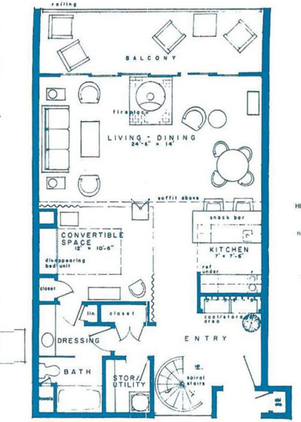
LOFT PLAN

Two Bedroom Deluxe Townhouse "C" Unit

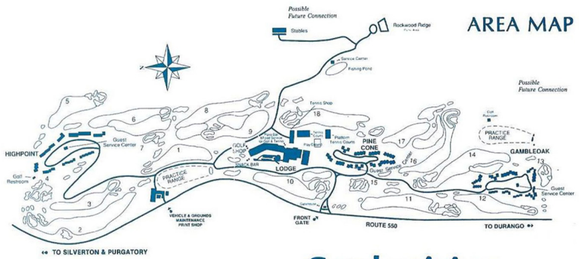
1687 square feet



UPPER FLOOR PLAN



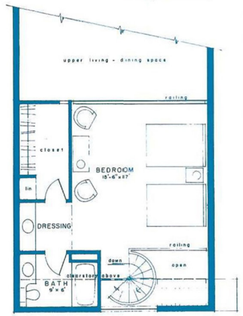
LOWER FLOOR PLAN



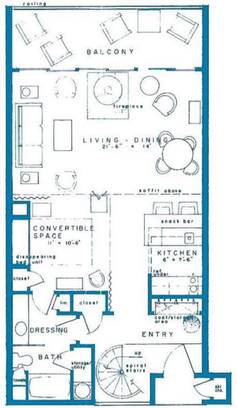
Condominium Floor Plans

Two Bedroom Townhouse "B" Unit

1530 square feet



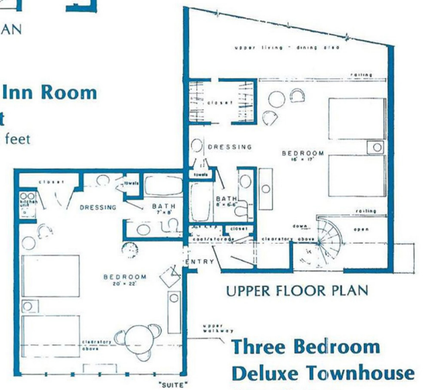
UPPER FLOOR PLAN



LOWER FLOOR PLAN

Deluxe Inn Room "I" Unit

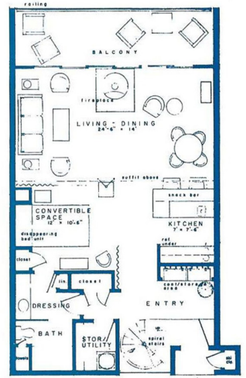
528 square feet



UPPER FLOOR PLAN

Three Bedroom Deluxe Townhouse "C&S" Unit

2232 square feet



LOWER FLOOR PLAN

An Introduction to Tamarron

It all started as a wonderful dream. Today, thirty million dollars later, the dream is reality and our owners know it as Tamarron. A secluded eight hundred acre estate with championship golf on the top-rated Cliffs Course, complete health club with indoor/outdoor heated swimming pool, tennis courts, complete stable activities, skiing at nearby Purgatory Ski Area, complete conference facilities, three fabulous restaurants featuring nightly entertainment, and over three hundred luxurious condominiums.

To most of our condominium owners, Tamarron is a vacation home that doubles as an investment. For others, Tamarron is the perfect second home.

Our real estate office operates both as a sales office for new condominium sales and as a service department for marketing owner resales. This brochure provides detailed information on the many benefits of owning a Tamarron condominium. For further details, we invite you to call or visit our real estate office.

Ownership Questions & Answers

Q. What is Tamarron?

A. Tamarron is a full service, year-round resort featuring individually owned condominium units with all the amenities normally found in luxury resort hotels.

Q. Why was the Durango area picked for Tamarron?

A. The primary reason was for the true beauty of nature's gift to the area. Also of importance was the closeness of a major ski area and good transportation facilities.

Q. How do I get to Tamarron?

A. Easily! By car or airplane. America West, United Express, Continental and Mesa Airlines all have flights in and out of Durango.

Q. What facilities are now available at Tamarron?

A. The following facilities are now built and will be expanded upon in the future:

18-hole golf course, designed by Arthur Hills, and rated one of "America's Top 75 Resort Courses" by *Golf Digest*.
The Main Lodge which contains:
- 140 "I" Inn condominium units
- Three specialty restaurants
- Coffee shop
- Lounge with entertainment
- Conference center for over 500 people

Tennis courts
240 Townhouse condominiums
Horse stables
Children's area
Cross country skiing
Complete health club
Indoor/outdoor swimming pool

Q. Where is the nearest ski resort area, and what is it like?

A. Purgatory ski area is six miles north of Tamarron. It has become and will continue to be one of the major ski areas in Colorado. Right now, it has five double chair lifts and four triple chair lifts with a capacity of 12,000 skiers per hour and 600 acres of ski trails. Most important of all is that it is uncrowded with short lift lines. It has runs for all types of skiers from the beginner to the expert, and is known for powder skiing under sunny skies.

Q. Is Tamarron a private club?

A. A country club membership to Tamarron is obtained simultaneously with condominium apartment ownership upon payment of an initiation fee and monthly dues.

Q. What is a condo-rental unit?

A. The simplest explanation is that it's the same as owning a home, except that when you're not at home, professional management experts rent your home for you. You get the benefit of ownership when you are there and the income of rental property when you're not there. It's a little like owning a suite of rooms at a deluxe resort facility.

Q. How many condominiums are available for sale?

A. Tamarron presently has 380 condominium units. We have an active resale program. The Real Estate office can give you complete information on each resale unit from which you can make a selection.

Q. What are the sizes of the condominium apartments?

A. There are eleven sizes:

"I" Deluxe Inn Room	528 Sq. Ft.
"IB" Deluxe Efficiency with Balcony	528 Sq. Ft.
"S" Suite-Townhouse Bedroom	575 Sq. Ft.
"IL" Loft Inn Unit	802 Sq. Ft.
"A" One Bedroom Unit	930 Sq. Ft.
"AS" Two Bedroom Unit	1,298 Sq. Ft.
"AS with Loft" Three Bedroom	1,498 Sq. Ft.
"B" Two Bedroom Unit	1,530 Sq. Ft.
"C" Two Bedroom Suite	1,687 Sq. Ft.
"PH" Penthouse-Inn	1,840 Sq. Ft.
"PS" Presidential Suite	1,881 Sq. Ft.
"C&S" Three Bedroom Deluxe	2,232 Sq. Ft.

Q. Will you rent my condominium for me while I'm not at Tamarron, and what are your promotional and management arrangements?

A. Yes, we will rent your condominium on a resort basis for you while you are not here. Tamarron maintains a full hotel sales staff to promote Tamarron on a National basis. The resort is advertised nationally in sports, business and other periodical magazines and newspapers. Many of our guests come here for a business meeting or convention. We also work extensively with travel agents to promote our social guest business.

Q. What is the Tamarron Rental Pool Lease Agreement?

A. The Tamarron Rental Pool works like this: Once each year the Tamarron condominium owner who desires to rent his apartment signs a rental agreement. This agreement specifies that the owner wishes to rent his condominium when he is not using it, and the period for which it is dedicated to the rental pool. He agrees to pay the manager 51% of the rental income for managing the rental of his condominium. The owner has no liability for the expenses of the rental use or lessors' expenses except the utilities and the maintenance fees for his condominium and his club membership dues. The balance of the income from the rental pool (49%) less excise tax, a small part for advertising and travel agents commission, is distributed as follows:

1. Each day a condominium is rented, the owner is credited with a daily occupancy fee:

S Unit - $6.50	PH Unit - $17.50
I Unit - $7.00	B Unit - $12.00
IB Unit - $7.00	C Unit - $12.50
A Unit - $8.25	PS Unit - $17.50
IL Unit - $7.75	MPH Unit - $10.00

   Occupancy fees are paid directly to each owner to cover normal wear and tear, and utilities. However 50% of the total is held in an interest bearing escrow account to be used as needed for furniture replacement.

2. The balance of the 49% then goes to the rental pool and will be divided by the condominium owners based upon the percentage of availability of the condominiums and a weighted factor giving value to the size of the condominium. The rental pool distribution gives each owner a proportionate share of the condominium rental income without the concern of the management showing favoritism.

Q. Why does management get 51% of the rental income?

A. It is the objective at Tamarron to operate a resort that excels in accommodations and service. The 51% goes toward management, bellboys, maids, mail, telephone, linens, housekeeping, advertising and other items necessary to run a first-class hotel and keep it rented when not in use by the owners. The alternate would be to take a small fee for management and deduct all these expenses from the total rental income before distributing whatever profits there might be. Tamarron would make a fee, but if the occupancy wasn't past the break-even point, you might rent your unit but make very little, if any profit. PROFITABLE RENTAL OF YOUR UNIT BECOMES A PRIME RESPONSIBILITY OF MANAGEMENT AND OBVIOUSLY WE'RE GOING TO TRY TO DO AN EXCELLENT JOB SO THAT THE OWNERS AND TAMARRON CAN PROFIT.

Q. How do I know you'll be able to rent my unit?

A. No representation is made with respect to an expected or projected income. To some extent rentals could be affected by owner frequency of occupancy. The rents charged by Tamarron will compare favorably with similar accommodations in the United States.

Q. Is air conditioning and heating on a central system, and if so, is charge made to apartment owners?

A. Air conditioning and heating are on individual units in each apartment and will be charged on the apartment owner's electric bill.

Q. Must owner carry own contents insurance?

A. Your monthly maintenance fee includes coverage of the cost of your furniture package. If the owner wants more, it will be at his expense.

Q. What if I want to leave my skis or golf equipment at my apartment?

A. Each apartment has a maximum security storage facility for your use.

Q. What evidence of ownership do I receive when I purchase a Tamarron condominium unit?

A. A warranty deed, giving fee simple title. It is just like buying a house.

Q. How can I be sure my title is free and clear of all liens and encumbrances?

A. A title insurance policy is given to you at no extra cost.

Q. Must I place my unit in the rental pool?

A. No, only if you care to do so.

Ten Good Reasons To Buy A Condominium At Tamarron

1. DENSITY - Tamarron sits on 800 acres and the most condominiums we will ever have are 720. We are uncrowded and will stay that way.
2. YEAR-ROUND RESORT - The golf product offered in the summer has become increasingly popular and our summer business is well established. This means higher year-round rentals.
3. AMENITIES - Tamarron has every amenity you can think of — others try but they can't match our year-round recreational program.
4. TRACK RECORD - We have now been open for 15 YEARS and this means we can quote ACTUAL rental history and performance.
5. TWELVE DIFFERENT FLOOR PLANS - Our prices range from $40,000 to $400,000. We have something for everyone and terms to meet investor needs.
6. SATISFIED OWNERS - In every city we have owners who we can refer buyers to for information.
7. WE TAKE CARE OF OUR OWNERS - We have a director of owner relations who is available to help owners at all times.
8. FAMILY RESORT - Something for everyone to do.
9. FABULOUS FOUR CORNERS COUNTRY - This area is growing more popular with each passing season because of the fabulous scenery and landscape of the unique San Juan Mountains.
10. PROPERTY APPRECIATION - The best in the area.

Tamarron Fact Sheet

Unit-type & Square Footage

	Monthly Maintenance Fee
Townhouse Bedroom "S" Unit - 575 Square Feet	$175.00
Deluxe Inn Room "I" Inn Unit - 528 Square Feet	$198.00
Loft Inn Suite "IL" Loft Unit - 802 Square Feet	$214.00
One Bedroom Townhouse "A" Unit - 930 Square Feet	$192.00
Two Bedroom Townhouse "B" Unit - 1,530 Square Feet	$255.00
Two Bedroom Deluxe Townhouse "C" Unit - 1,687 Square Feet	$268.00
Three Bedroom Deluxe Townhouse "C&S" Unit - 2,232 Square Feet	$443.00
Two Bedroom Townhouse - Highpoint "AS" Unit - 1,300 Square Feet	$285.00
Three Bedroom Townhouse - Highpoint "AS with Loft" Unit - 1,498 Square Feet	$288.00
One Bedroom Efficiency Townhouse - Highpoint "IB" Unit - 528 Square Feet	$186.00
Presidential Suite - Highpoint "PS" Unit - 1,881 Square Feet	$328.00
Penthouse - Inn "PH" Unit - 1,840 Square Feet	$348.00

Maintenance Fee - Sewer, Water, Trash Removal, Snow Removal, Building/Roads/Grounds Maintenance, Color TV, Heating/Air Conditioning Preventive Maintenance, Building & Furniture Package Insurance, Security Service, Telephone Service, Central Office Expense, Management Fee and Reserves for Restoration, Replacement and Improvements to Common Property.

Club Initiation Fee: $4,500.00

Monthly Club Dues: $120.00

All prices are subject to change.

You're invited to stop by our Condominium Sales Office, located in the corridor north of the Lobby. Call us at (303) 259-2000, extension 5300.

P.O. Box 3131
Durango, Colorado
81302-3131

member SIPC