

Own A Piece of One of our Super Luxury Houses !

We'll soon be offering "fractional ownership" of several of my luxury houses, as I now own 11 of them.

The first ones we'll be selling (deeded) shares to will be:

Stowe, VT: 1538 Robinson Springs Rd. (the Beverly Hills of Stowe they call it)

And

St. Maarten: 78 Dawns Beach Estates, in a gated community overlooking one of the world's finest beaches.

This is not a time share! You actually own a deed to the house (and land), as we split the deed into 12 sections of 4 weeks apiece. We may offer a few 2 week sections. These are single family homes.

The other 4 weeks will be used for maintenance or outside rentals to offset the cleaning and upkeep costs (there's no property tax in St. Maarten by the way).

While we have not yet set pricing, the 4 week shares will be in the \$ 155k-180K range.

You can pay cash or we have some banks that will provide financing of your fractional deed share with a 20% downpayment at conventional mortgage rates.

You will own your weeks with several options: all winter, or all summer, or a blend of the two. And a week in the fall.

Xmas holiday, Veterans Day week in October and President's Holiday Feb. weeks will be rotated among each fractional owner but they can put it up for bid or re-sell it as that week can easily go for \$ 10K for seven nights.

You can also rent out your vacation periods if you have a little extra time to offset your mortgage costs. Or give it back to us and we'll rent it for you minus a modest fee (sending you a check for the rental income).

A formal prospectus is now being created, but if you're interested, just email me at johng@ourrentalparadise.com so we can add your name to the list.

Owning a 2nd home is much easier with everything taken care of for you by our management team and you only pay for your share. Most vacation homes sit empty many weeks still accruing costs and this defeats many of those costs.

The closing is identical to that of any single family house and our lawyer prepares the (fractional) deed and records it. You own it forever or you can sell it whenever you like. Hopefully it will appreciate it over time as most real estate does but that's subject to market conditions and the economy in general.

These are trophy properties in the best locations in the most desirable vacation areas in the world !

Subject to a few restrictions, you also may have the opportunity to swap one of your weeks for an equivalent weeks at one of the other trophy houses I own, such as St. John in the virgin islands, Sunday River ski area in Maine, and my Bretton Woods houses in NH at Mt. Washington.