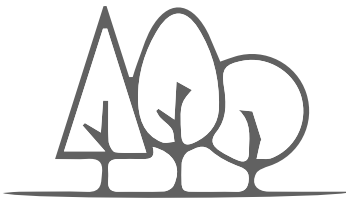


WVA BNB
VACATION HOMES

BY:  Castell
INTERNATIONAL GROUP



HIDDEN
FOREST



The Home Owners' Association takes care of community and maintenance so you can relax, included for \$300 per month are the listed services.

Water and Sewer

Landscaping and Maintenance of Common Areas

Exterior Painting every 5-7 years

Exterior Pressure Washing of Buildings and Sidewalks

Re-Roof at the life of the roof (Roof repairs are not covered)

Private Road Maintenance

Maintenance of Retention Ponds

Solar Powered Street Light Maintenance

Termite Bond

Exterior Pest Control

Trash Valet Service on Trash Days

Common Area General Liability

Playground

Booster and Lift Pump Maintenance

Clubhouse with Game Room, Gym, Hot Tub, & Resort Pool



HIDDEN FOREST

VHC RENTAL CONTRACT

3 BEDROOM VILLA

4 BEDROOM VILLA

75% OCCUPANCY

Gross Income	\$26,280.00	\$28,470.00
Estimated Costs	\$13,610.00	\$13,610.00
Projected Room Rental Income	\$12,670.00	\$14,860.00
Projected ROI	4.7%	5.3%

80% OCCUPANCY

Gross Income	\$28,032.00	\$30,368.00
Estimated Costs	\$13,610.00	\$13,610.00
Projected Room Rental Income	\$14,422.00	\$16,758.00
Projected ROI	5.3%	6.0%

85% OCCUPANCY

Gross Income	\$29,784.00	\$32,266.00
Estimated Costs	\$13,610.00	\$13,610.00
Projected Room Rental Income	\$16,174.00	\$18,656.00
Projected ROI	6.0%	6.7%





HIDDEN FOREST

PRICE LIST

OREL: 4 Bedroom / 3 Bath

ASHER: 3 Bedroom / 3 Bath plus Loft

BUILDING 13

Lot 49 OREL Left	\$289,900
Lot 50 ASHER Left	\$275,900
Lot 51 ASHER Right	\$275,900
Lot 52 OREL Right	\$289,900

BUILDING 14

Lot 53 OREL Left	SOLD
Lot 54 ASHER Left	\$275,900
Lot 55 ASHER Right	\$275,900
Lot 56 OREL Right	SOLD

BUILDING 15

Lot 57 OREL Left	\$289,900
Lot 58 ASHER Left	\$275,900
Lot 59 ASHER Right	\$275,900
Lot 60 OREL Right	\$289,900

BUILDING 16

Lot 61 OREL Left	\$289,900
Lot 62 ASHER Left	\$275,900
Lot 63 ASHER Right	\$275,900
Lot 64 OREL Right	\$289,900