



THE JOCASSEE CLUB
established for few - cherished for generations

Fractional Ownership - The Jocassee Club Legacy Plan

I. Joint Usage Plan

Up to 13 fractional shares are now available in the first premier estate at The Jocassee Club: *Whitewater Lodge & Bear Camp Cottage*. Fractional owners will be able to fully enjoy all the magic of the lake and the home throughout the year for at least 28 days (*interestingly, statistics show that a whole ownership vacation home is only used for an average of 28 days per year). Fractional owners will also have the freedom and flexibility to sell their ownership shares at any time, or to pass their valuable interest in this one-of-a-kind legacy estate to future generations.

Ownership shares in this incredible multi-million dollar estate are available for as little as \$290,000. All owners will enjoy the benefits of a unique Three-Part fractional usage model- *The Jocassee Club Legacy Plan™*- carefully created to optimize the value for each owner while allowing them to enjoy the estate throughout the year no matter how busy their schedules may be:

1. **Legacy Assigned Use Period** (May 17 through October 17)

During the peak summer season, each owner has exclusive and permanent use of the estate during the Legacy Assigned Use Period assigned to each share.

 *Establish the legacy of a family vacation at The Jocassee Club during the same dates every year.*

2. **Rotating Priority Reservation Period** (October 18 through May 16)

One rotating assigned usage period each year.

 *Enjoy a new perspective or even a new season at The Jocassee Club for one week each year.*

3. **Space Available Period** (October 18 through May 16)

Reservations for any open 2-6 night time periods during non-peak seasons (these periods can be reserved on-demand in as little as 4 hours or up to 60 days in advance).

 *Relish the experience of using The Jocassee Club on a moment's notice for ultimate ease of use.*

II. Legacy Assigned Use Details

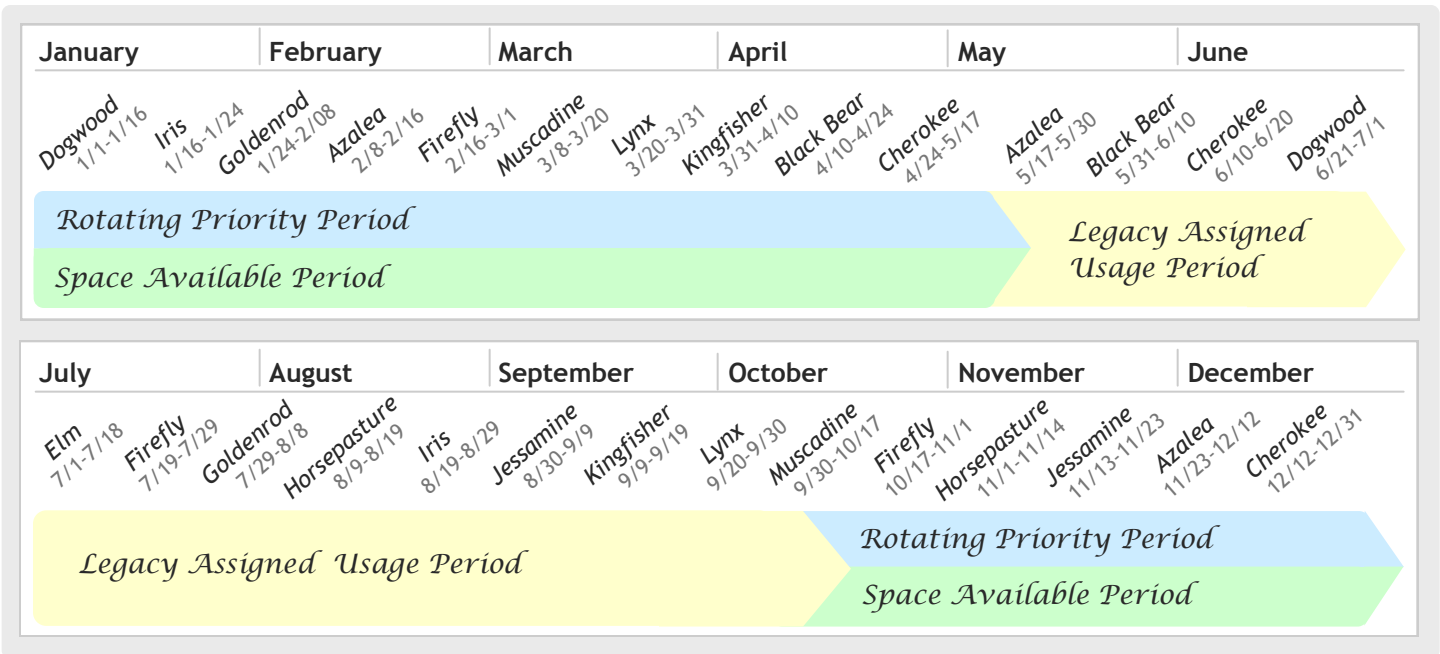
Up to 13 fractional ownership shares are available in The Jocassee Club's premier estate home, *Whitewater Lodge & Bear Camp Cottage*. The price of each fractional ownership share (which ranges from \$289,900 to \$499,500) is primarily determined by the dates, holidays, and length of usage time associated with each ownership share under the Legacy Assigned Use Period:

Name of Share	Legacy Assigned Dates	Total Legacy Days	# Weekends	Holidays
1. Azalea	5/17 - 5/30	14	2	Memorial Day
2. Black Bear	5/31 - 6/10	11	1	-
3. Cherokee	6/10 - 6/20	11	2	-
4. Dogwood	6/21 - 7/01	11	1	-
5. Elm	7/01 - 7/18	18	3	Independence Day
6. Firefly	7/19 - 7/29	11	1	-
7. Goldenrod	7/29 - 8/08	11	2	-
8. Horsepasture	8/09 - 8/19	12	1	-
9. Iris	8/19 - 8/29	11	2	-
10. Jessamine	8/30 - 9/09	11	1	Labor Day
11. Kingfisher	9/09 - 9/19	11	2	-
12. Lynx	9/20 - 9/30	11	1	-
13. Muscadine	9/30-10/17	18	3	-

*10 year Legacy Usage Charts for *The Jocassee Club's Legacy Plan™* are available upon request.

III. Example Usage Chart-2011

The graph below represents an example of a possible usage chart for 2011 at The Jocassee Club's premier estate home, *Whitewater Lodge and Bear Camp Cottage*:



Top-10 Reasons to Own Fractionally at The Jocassee Club

- Legacy** - A fractional vacation home in a beautiful, inspiring location like Lake Jocassee offers you an opportunity to slow down, relax, and enjoy family. Unlike renting a home or a hotel room, you'll gain equity and begin to experience a sense of place and family legacy that only true ownership can provide.
- No Hassles** - Fractional ownership allows for less stress for each individual owner since third party cleaning and maintenance at The Jocassee Club is not simply an option- it is the rule. The annual cost of ownership is spread out over all of the owners and not paid for entirely by you or your family.
- Flexibility** - Fractional ownership gives you options. Instead of tying up all of your resources in whole ownership, you can choose to use your resources however you'd like.
- Savings** - Sharing the costs and maintenance at The Jocassee Club is a relief, allowing you to spend more of your time and money on the things that matter most to you.
- Environmental Win-Win** - Fractional ownership makes better use of our natural and fiscal resources by sharing one home amongst several families. This helps to preserve our most treasured natural resources.
- Good Fiscal Sense** - With fractional ownership, you are able to combine your capital with other like-minded individuals to purchase an extraordinary estate that you might not otherwise be able to purchase on your own.
- Access to the Most Exclusive Areas** - Real estate prices in exclusive areas like Lake Jocassee will generally remain strong due to continued demand and limited supply. Fractional ownership allows buyers the opportunity to be a part of exclusive areas and communities like Lake Jocassee that might not otherwise be affordable.
- Deeded Ownership** - Fractional ownership is NOT to be confused with a timeshare. The most significant difference is that a *deeded equity* is conveyed to each respective owner. With fractional ownership, ownership interests translate into better resale rates along with the potential for appreciation.
- Potential for Appreciation** - Owners of fractional homes in exclusive locations generally experience appreciation rates similar to that of whole ownership. Appreciation is one of the primary reasons people purchase a second home rather than rent.
- No Compromise** - You won't have to compromise between price and amenities. You'll get more home for your money by paying a relatively small amount to purchase an exquisite vacation home in one of the southeast's most desired and exclusive lake communities: Lake Jocassee.