

## OWN A CABIN IN LOCH LYME LODGE CABIN CONDOMINIUM

### Overview



Loch Lyme Lodge is a 100-year-old cabin-based hospitality business on the shores of Post Pond in Lyme, NH. The members are part of a multi-generational group who value community and this lovely property, and can use the common areas of the Lodge including the waterfront, meadows, trails, the old Farmhouse, the Restaurant and Barn. Members own shares in Loch Lyme Lodge, Inc. and get first dibs on cabin reservations, and receive a discount. Loch Lyme Lodge is welcoming new members and selling Lodge cabins. (Only members may purchase a cabin).

Cabin Owners enjoy the pleasure of having their own cabin, subject of course to prior bookings and event and wedding activity. They also have a role in decision-making within the cabin condominium association (similar to an HOA). They own the entire cabin – interior and exterior – plus an undivided interest in the acres surrounding the cabins at the Lodge, while avoiding the many hassles of cabin ownership. Owners leave their cabin in the Lodge rental pool and share both in

the profits their cabin generates and the costs of running a rustic and happy hospitality business. The cabin is an asset the owner can sell to other members (including new members).

Lodge managers project that once the barn renovation is complete, cabin owners will get a modest annual check, depending, naturally, on how many weeks an owner spends in their own cabin.

Owners must also upgrade their own cabin to be comfortable in three seasons (or we can upgrade them for you). Owners should plan on these costs:

- **Cabin purchase price** - based on cabin size, condition, location, rental history. Cabin purchase prices range from \$103,000 to \$174,000
- **Loch Lyme Lodge** capital contribution (\$21,000). Members get two shares of stock in Loch Lyme Lodge, Inc.
- **Cabin improvements** – Owners must upgrade their own cabin to be comfortable in three seasons (or managers can work with owners to make the upgrades). Upgrades include adding an electric or gas heat source, and may include some forms of insulation such as an insulated roof and new windows. Our experience suggests these improvements will cost between \$25,000 and \$40,000 depending on the owner's wishes.

To learn more please read "Becoming a Member", which can be found here <https://pinnacleproject.info/becoming-a-member/>

For more information on the cabins and cabin condo you may find the FAQ helpful: <https://pinnacleproject.info/faq>

We are happy to give you more information, including a description of each cabin and our By-Laws, as you are interested. Please contact Liz Ryan Cole (802-785-4124) or Rich Brown (603-795-2525) or email [info@pinnacleproject.info](mailto: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.*