

UNRESERVED AUCTION

100 BARELAND STRATA RV LOTS

Live at MaraHills Golf Resort
Saturday, August 13, 2022, 10 am pst



100 bareland strata recreational vehicle (RV) lots will be presold by unreserved public auction, on location at MaraHills Golf Resort (formerly Hyde Mountain Golf Course), Sicamous, BC



This is not an offering for sale. An offering for sale may only be made after filing a Disclosure Statement under the Real Estate Development Marketing Act. Contact us for further details as well as a copy of the Disclosure Statement when available. E & O.E. The developer is 1029804 B.C. LTD. dba MaraHills Real Estate Development. The Developer is marketing the strata lots under Disclosure Statement using its own employees, and such employees are not licensed under the Real Estate Services Act and are not acting on behalf of the purchaser. In addition, the Developer has engaged Loving Auction Group Ltd. to market in British Columbia certain strata lots by way of an unreserved bid auction process. Loving Auction Group may engage a licensed realtor for the auction process.

UNRESERVED PUBLIC REAL ESTATE AUCTION

MaraHills Golf Course in Sicamous, BC



100 Spectacular RV LOTS on Golf Course

Lovig Auction Group Ltd. and 1029804 B.C. LTD. dba MaraHills Real Estate Development (MaraHills) are excited to present a rare opportunity to purchase bare land strata recreational vehicle lots (RV lots) in a spectacular golf course community by public auction. Located on the west shore of Mara Lake in beautiful Sicamous, BC, MaraHills is home to an 18 hole golf course designed by master architect Les Furber. Take advantage of this unique opportunity to own an RV lot in a highly sought-after vacation destination. These lots will sell completely unreserved to the highest bidders regardless of the price!

The RV lots represent the first phase of 5 acres in the 264 acre planned community at MaraHills. The RV lots are being offered for pre-sale by live auction, on location, under Disclosure Statement and will be situated at the Driving Range. The Driving Range will be relocated.

Subsequent residential phases are planned for the MaraHills community, along with amenities such as a pool, new clubhouse, restaurant, hotel, retail space, and access to the marina and proposed rail trail.

The marina is available for boaters wishing to take advantage of the amenities provided at MaraHills with complimentary shuttle service from the dock to the clubhouse and restaurant.



AUCTION is at 10 am SATURDAY, AUG 13, 2022

FREQUENTLY ASKED QUESTIONS

WHY SELL RV LOTS BY AUCTION?

An auction accelerates the process of a real estate transaction. The development will sell out in hours instead of months or even years. Time is money, and savings for a developer that result from an expedited marketing program can create similar savings that are passed on to a buyer.

HOW DO I BUY BY AUCTION?

The process is actually pretty simple. Select the strata lot you want, listen for the opening price from the auctioneer, and join in the bidding process. If another person subsequently bids higher, it's up to you to decide whether you want to place another bid or bow out of the process. The highest bidder, as declared by the auctioneer, becomes the owner of that strata lot. The auctioneers and staff of the auction company will be on hand prior to the auction in order to familiarize prospective bidders with the auction process. This brief workshop will be informative for both novice and experienced auction attendees.

In order to participate in the live auction, prospective bidders must register at lovigauction.com or at MaraHills prior to the auction. Note that certain terms and conditions must be met by prospective bidders in order to register for the auction and details will be available at lovigauction.com or at the sales office on-site.

THE AUCTIONEER SAYS “SOLD”, THEN WHAT?

The “drop of the hammer” and the declaration of “SOLD” are interchangeable terms at an auction, and with that declaration as the successful bidder you have entered into a legally binding contract of purchase and sale with the developer for that strata lot. At that point you will visit the auction administration staff to sign the formal contract of purchase and sale and pay the deposit for the strata lot, in addition to the auction administration fee, as described in “what are the auction payment terms”.

HOW MUCH CAN I EXPECT TO PAY FOR AN RV LOT?

All lots will sell to the highest bidder regardless of price. Prices are established by bidders. Many lots have incredible lake views. Certain lots may sell for higher prices, however most lots are large, fully serviced, and enjoy views of the golf course, mountains or lake. RV lots are in huge demand for rentals. Current rates after expenses can reach between 4% and 6% return for \$150,000 to \$200,000 values. Prices can be higher and lower and are established by investment returns or personal preference for use.



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This map is for illustration purposes only. Bidders must satisfy themselves as to the exact size and impact a Bidder's use of a strata lot. The information provided is merely a guide, and cannot be relied upon as a substitute for a professional survey. The strata lots are subject to the provisions of the Estate Development Marketing Act. Contact us for further details as well as a copy of the Disclosure Statement under the Estate Development Marketing Act. The strata lots under Disclosure Statement using its own employees and such employees are not licensed surveyors. British Columbia certain strata lots by way of strata plan.

100 RV Lots situated on the present Driving Range.

The Driving Range will be relocated.



Each strata lot, property lines, building restrictions, strata bylaws, taxes and assessments, zoning and permitted uses, and any other information that may be construed as legal advice or otherwise. This is not an offering for sale. An offering for sale may only be made after filing a Disclosure Statement under the Real Estate Services Act when available. E & O.E. The developer is 1029804 B.C. LTD. dba MaraHills Real Estate Development. The Developer is marketing the strata under the Real Estate Services Act and are not acting on behalf of the purchaser. In addition, the Developer has engaged Lovig Auction Group Ltd. to market in an unreserved bid auction process. Lovig Auction Group may engage a licensed realtor for the auction process.

FREQUENTLY ASKED QUESTIONS

WHAT ARE THE AUCTION PAYMENT TERMS?

A deposit in the amount of 10% of the purchase price is payable upon execution of the contract of purchase and sale. The deposit must be paid by way of approved cheque, bank draft or credit card, made payable to the developer's lawyer, in Trust. Additional deposits may be payable in those sums and on those dates as are set out in the developer's contract of purchase and sale, with the balance payable on completion. In addition to the deposit, an auction administration fee equal to 10% of the purchase price (plus GST) is due and payable by the buyer to Lovig Auction Group Ltd. at the time the buyer signs the contract of purchase and sale. The fee is for auction administration and is not with respect to the purchase of real estate, does not form part of the purchase price and is non refundable.

ANY SUGGESTIONS FOR FINANCING?

The balance of the purchase price is due on closing, which may be 12 months, more or less, from the auction date. This allows plenty of time for buyers to arrange for financing with a bank, an alternative lender or a mortgage broker. Lines of credit are often used for RV lot purchases.

HOW LONG WILL THE AUCTION LAST?

The auction starts 10 am PST, Saturday, Aug 13, and should be wrapped up by 2pm.

WHAT IF I CANNOT ATTEND THE AUCTION BUT I WANT TO BID ON A LOT?

You can register to attend the auction virtually at lovigauction.com.

CAN I PREVIEW THE LOTS?

Auction personnel and the developer's sales staff will be onsite at MaraHills to provide tours and information on the strata lots anytime. Simply pull into the resort, follow the signs, and we will take you for a golf cart or walk tour of the strata lots.

WHERE IS THE AUCTION?

It's a live auction held at MaraHills Golf Resort.

WHERE IS MARAHILLS?

MaraHills is located at 9851 Old Spallumcheen Road in Sicamous, British Columbia. Campers, boaters, visitors, and residents love Sicamous! Lakes, golf, snowmobiling and recreational activities make the area a year-round destination. Sicamous is the eastern gateway to apple country with more than 200 miles of lake shoreline. By car, Sicamous is approximately 1.5 hours from Kelowna, 20 minutes from Salmon Arm, 5.5 hours from Calgary and 1.5 hours from Kamloops.



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FREQUENTLY ASKED QUESTIONS

CAN YOU GIVE SOME GENERAL INFORMATION ABOUT THE RV LOTS?

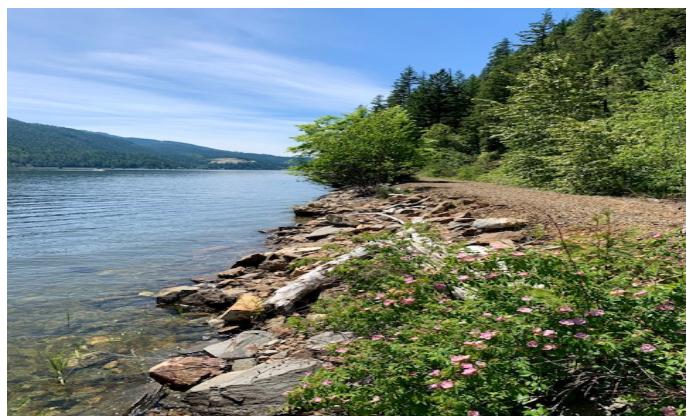
100 bare land strata RV lots are being marketed and pre-sold under Disclosure Statement. Construction is underway. Completion and possession of the strata lots is expected to be in 2023. Lots will be packed gravel. Landscape plans and trailer ages and conditions are to be approved by the developer. Park models are not allowed at this time. No tents. Outdoor kitchens and sheds are allowed. Storage sheds can be up to 12' x 18', which provides ample room for storing a golf cart, bikes and other items. Future planned amenities include a swimming pool, hot tub, playground, restrooms, laundry and of course the golf course and marina. The strata lots are wider and longer than a standard RV site, with an average size of 40 feet wide by 60 feet deep. Each strata lot is serviced with a 50 Amp service, water, sewer and wifi. The views and amenities are incredible! Copies of the Disclosure Statement are available on site at MaraHills, by contacting the developer, or by visiting lovigauction.com or marahillsrealestate.com.

WHAT ARE THE FUTURE PLANS FOR MARAHILLS GOLF RESORT?

Marahills is a master planned community located on 264 acres along the shores of Mara Lake. The property is equipped with a marina, an 18 hole golf course, a restaurant and a clubhouse. Future residential, commercial and recreational units, along with a hotel are in the planning stage. Future plans for the marina include a proposed expansion for 150 boat slips. The Rail Trail expansion and the new RW Bruhn Bridge are great neighbouring additions that will provide access to and additional recreational activity for MaraHills residents and visitors.



The Highway 1 four-laning project includes approximately 1.9 km of Highway, replacement of the existing R.W. Bruhn Bridge with a new four-lane bridge, and intersection improvements between Old Sicamous Road and Silver Sands Road.



The Rail Trail is a haven for walkers, hikers and cyclists alike. The multi use trail is being developed as a continuous route connecting numerous centers throughout the region.



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BUYER SERVICES

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RV LOT AUCTION



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Bidder Terms and Conditions and
Disclosure Statement can be found at
lovingauction.com