

PEACE AT COUGAR ROCK LLC

2139 Cougar Rock Circle #132 • St. George, UT 84770



PEACE AT COUGAR ROCK LLC

Is buying into an LLC property right for you?

Is 1/6th ownership of an LLC property like a timeshare?

No 1/6th ownership is not at all like a timeshare where an entity owns the property and manages and rents you the property for the same week every year. Properly set up LLC Owner homes offer fee simple deeded 1/6th ownership to each owner complete with title policy. The title to the property may be resold like normal real estate or passed on to your children or loved ones. And like any real estate transaction it would close at a title company.

The ownership and use agreement among the owners set the rules for the property and how shares may be bought and sold. For example the agreement may stipulate that existing owners have first right of refusal of any deed offered for sale, in order to sell to family or friends.

Is 1/6th ownership of an LLC property right for you and your family?

There are two demographics of people who buy shared ownership of an LLC property.

The first group of buyers can afford any type of property they want, but prefer to own different types of property in multiple locations; a desert property, a beach house, and a mountain cabin for example.

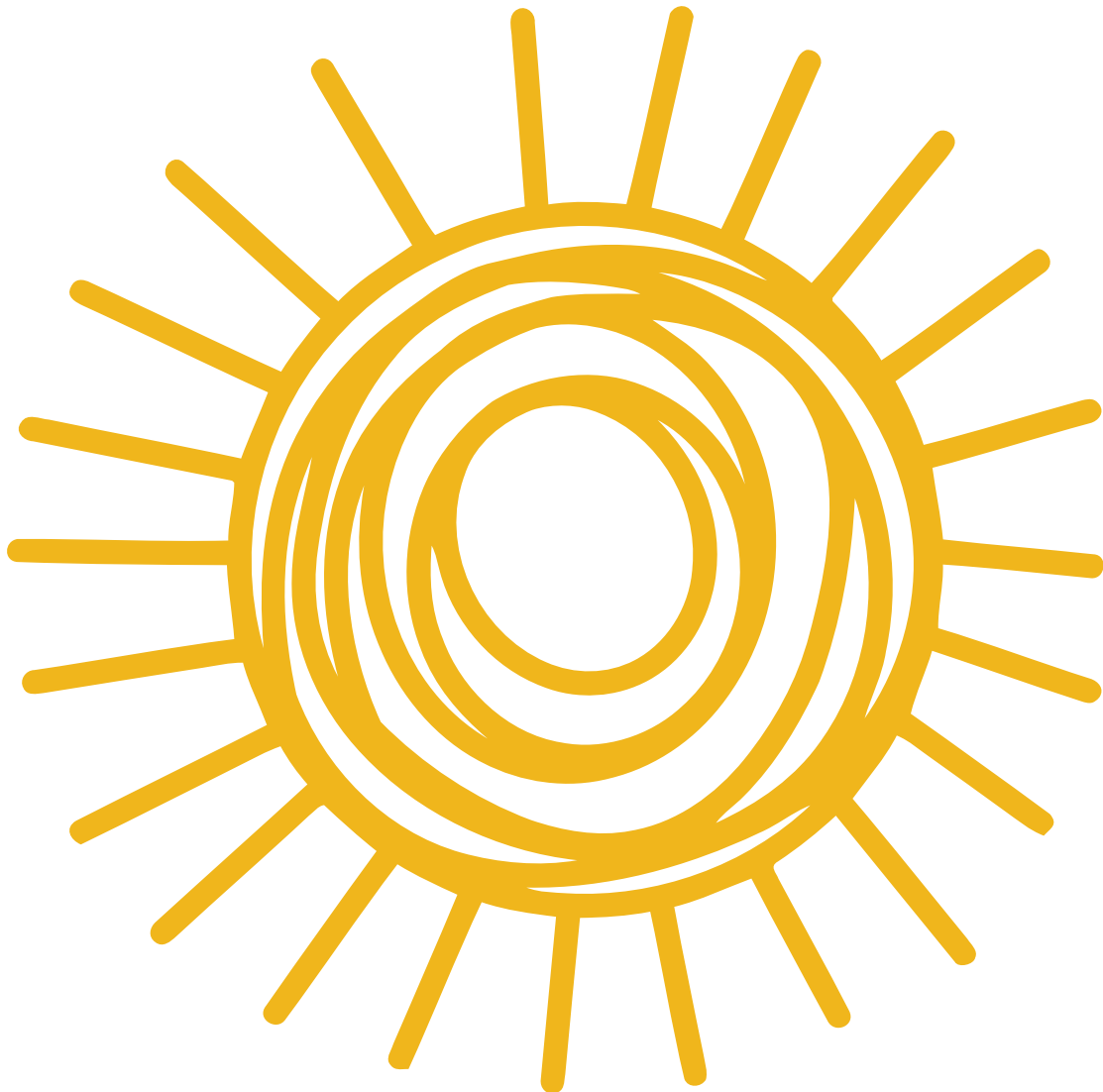
The second demographic would like to buy a larger home rather than a condo and recognize that 1/6th usage of a nicer property is all they would use the property anyway.

1/6th ownership of an LLC property means your name is on the title and you become 1/6th owner of Peace at Cougar Rock LLC. You are responsible for 1/6th of the maintenance and operating expenses of this property and enjoy the luxury of living in a beautiful home in the pristine ENTRADA community at the mouth of Snow Canyon.

This is truly the opportunity of a lifetime

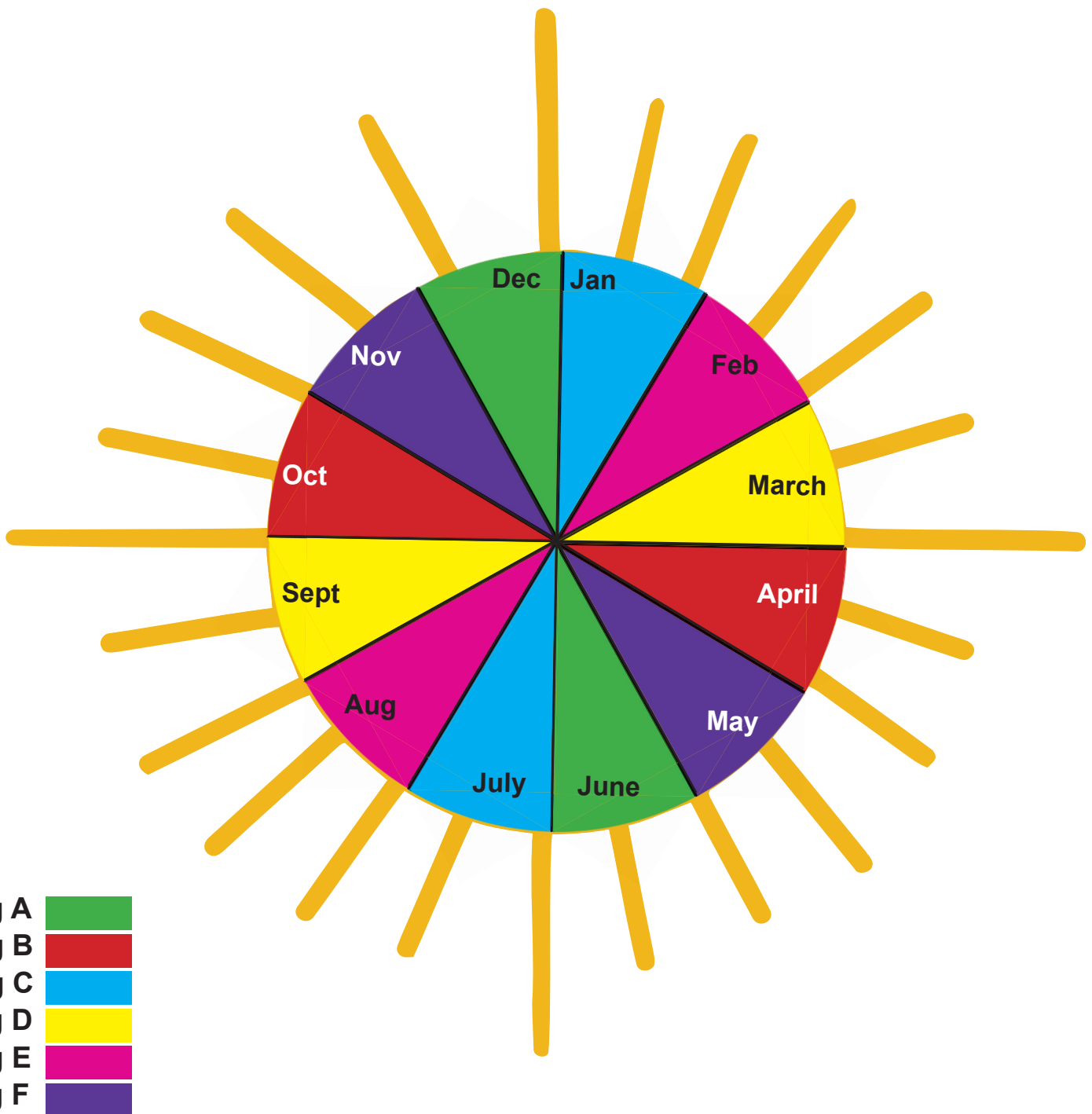
PEACE AT COUGAR ROCK LLC
AVAILABLE TIME PACKAGES

| | | | |
|-----------|------------------|---|--------------|
| PACKAGE A | JUNE, DECEMBER |  | \$119,995.00 |
| PACKAGE B | APRIL, OCTOBER |  | \$119,995.00 |
| PACKAGE C | JANUARY, JULY |  | \$119,995.00 |
| PACKAGE D | MARCH, SEPTEMBER |  | \$119,995.00 |
| PACKAGE E | FEBRUARY, AUGUST |  | \$119,995.00 |
| PACKAGE F | MAY, NOVEMBER |  | \$119,995.00 |



PEACE AT COUGAR ROCK LLC

1/6 Ownership-\$119,995.00 Per Share



PEACE AT COUGAR ROCK LLC MONTHLY EXPENSES

| | | |
|---|------------|-------------|
| HOA | \$285.00 | Approximate |
| HOMEOWNERS INSURANCE | \$65.00 | Approximate |
| PROPERTY TAXES | \$338.00 | Approximate |
| UTILITIES | \$365.00 | Approximate |
| SUBTOTAL | \$1,053.00 | Per-month |
| ANNUAL ASSESSMENT FOR 2 MONTH SHAREHOLDER | | |
| | \$2,106.00 | |

