

BY THE NUMBERS

- 214** owners out of approximately 620 qualified residents within the greater Hunting Hills Community
- 337** total shares purchased to date
 - 7** owners out of 95 at Hunting Hills Place
 - 4** owners out of 37 at The Village @ Hunting Hills
 - 0** owners out of 24 at Chateau Mont
 - 8** non-Resident HHCC members
- \$932,000** debt to Lender Group @ 6% interest
- 187** number of shares needed to fully retire the debt

IN SUMMARY

We have accomplished a lot, but there is still work left to do. HHCRE needs to pay down the existing debt to \$300,000 and is asking for commitments for 127 shares to pay lenders \$635,000. Beginning in 2022, share prices will increase by 5% per year. There is the potential for non-owner residents to experience limitations to club membership.

HHCRE is always looking for shareholders who are interested in serving a term as a managing member! Please reach out via email: hhcrellc@gmail.com.

Hunting Hills Community Real Estate LLC Neighborhood Owners Group

*Working together to preserve our open space and
protect the future benefit for the Hunting Hills Community*



OUR BRIEF HISTORY

MISSION:

To secure and protect the real estate within Hunting Hills community, the open green space and residential property values.

- ▶ Founded in October 2016
- ▶ Secured the option to purchase the open land within our community commonly referred to as the golf course in November 2016
- ▶ Raised capital through the sale of ownership shares in Hunting Hills Community Real Estate, LLC (HHCRE)
- ▶ Purchased the land in July 2018 with proceeds from sale of shares and short-term loan from Old Heritage Corp.
- ▶ July 2019 we refinanced the loan with Old heritage Corp. with financing from a 15-member Lender Group comprised completely of residents of Hunting Hills
- ▶ Restructured the lease with Hunting Hills Country Club (HHCC) in September 2020
- ▶ Sold two parcels of land (old 18 fairway/tee box – lot behind 17 green) and paid down debt to Lender Group
- ▶ Volunteer managing members of HHCRE have managed the property since 2019 and tended to the business of the LLC on behalf of the owners group

DEBT ANALYSIS

- ▶ Total due is \$932,000
- ▶ Most lenders have agreed to rollover at least a portion of the debt beyond August 2021
- ▶ HHCRE needs to sell minimum of 127 shares to pay debt down to a sustainable \$300,000
- ▶ Received 33 verbal/written commitments to purchase shares if debt is retired
- ▶ HHCRE able to maintain taxes, interest, and annual expenses if debt is paid down to at least \$300,000

	Revenue	Expenses
HHCC Rent Payments	\$ 24,000.00	
Interest payments on \$300,000		\$ 18,000.00
Admin		\$ 2,500.00
Real Estate Taxes		\$ 16,840.00
Totals	\$ 24,000.00	\$ 37,340.00
5 new share purchased / year	\$ 25,000.00	
Total	\$ 49,000.00	\$ 37,340.00

WHY BECOME A RESIDENT OWNER?

- ▶ Owner dining privileges at HHCC
- ▶ Discounted dues for premium memberships to HHCC
- ▶ \$250/year reduction in dues for owners
- ▶ Access to the cart paths on the golf course for walking, running, bike riding, dog walking (on leash)
- ▶ Increased home value for HHCRE owner member home, as it includes membership to HHCC and access to green spaces
- ▶ Potential for additional amenities available to owners as the Owner group continues to grow and revenues increase
- ▶ Opportunity to become a Managing Member of the LLC and doing your part by joining your neighbors to actively assist with safeguarding our unique community

NON-OWNER RESIDENTS

- ▶ Non-owner residents (current and future) may be ineligible to join HHCC without first becoming part of the HHCRE owners group or face potential increased membership dues
- ▶ No access to golf course property for walking, exercising, dog walking, etc.
- ▶ Full dues at HHCC without LLC discounts and credits
- ▶ Potentially lower property resale value as a result of non-ownership in HHCRE

