



Motorsport Villas
of Elkhart Lake



Live in the Space You Create.

Designed for motorsports enthusiasts by motorsports enthusiasts.



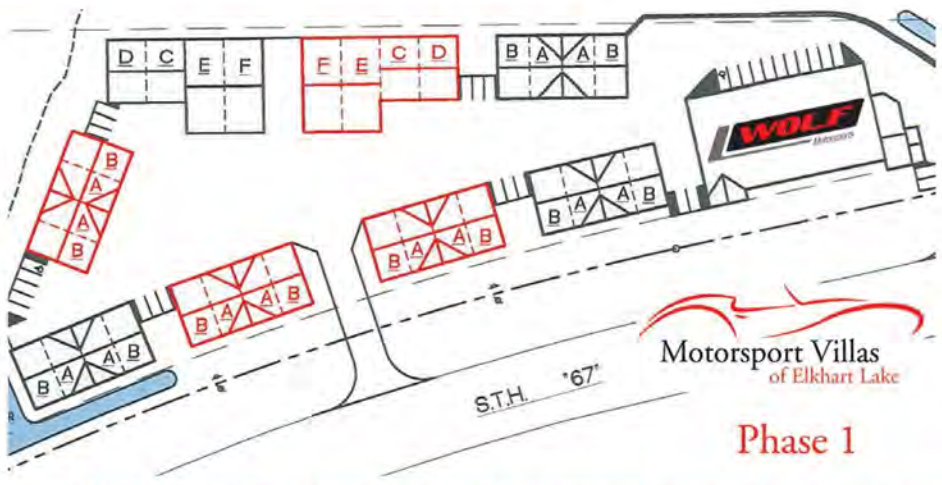
Villas

A Personal and Financial

Investment

- A community of fine motoring and life enthusiasts
- Live in the space you create
- Rent out your villa day, week, seasonal or year
- Limited small community like nothing else

Configuration Options



Designed by Motorsport Enthusiasts for Motorsport Enthusiasts

A private eight structure, 32 unit, customizable residence with an emphasis on storing and enjoying fine automobiles.

Motorsport Villas extends Elkhart Lake racing and car heritage through a community centered on fine motoring enjoyment and camaraderie. Enthusiasts can now live, vacation, or stay year-round among their automotive investments.

• After phase one, buildings will be built when deposits have been secured for at least 75% of the units in a building.

**1,250 Square Foot
Interior Villa**
25'X50' - Villa A

Includes 1,250 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

**1,250 Square Foot
Exterior Villa**
25'x50' - Villa B

Includes 1,250 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

**1,500 Square Foot
Interior Villa**
30'x50 - Villa C

Includes 1,500 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

**1,500 Square Foot
Exterior Villa**
30'x50 - Villa D

Includes 1,500 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

**2,250 Square Foot
Interior Villa**
30'x75' - Villa E

Includes 2,250 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

**2,250 Square Foot
Exterior Villa**
30'x75' - Villa F

Includes 2,250 SF of storage space, a drive in door, and restroom. Floor space with 20 foot walls and options to design mezzanine space over the entire first level, as well as other options including a deck and more.

Building Specs

Building Construction Overview

Motorsport Villas of Elkhart Lake is pleased to introduce the nation's most INNOVATIVE CONCEPT in car, collectible storage, and living space.

Now you can Own or Lease Motorsport Villas to enjoy your passion with like-minded enthusiasts.

Behind our Motorsport Villas' automated garage doors you will find large, individual storage bays built to EXACTING QUALITY with climate control, fire protection, private bathrooms, and a side-entrance / rear security door.



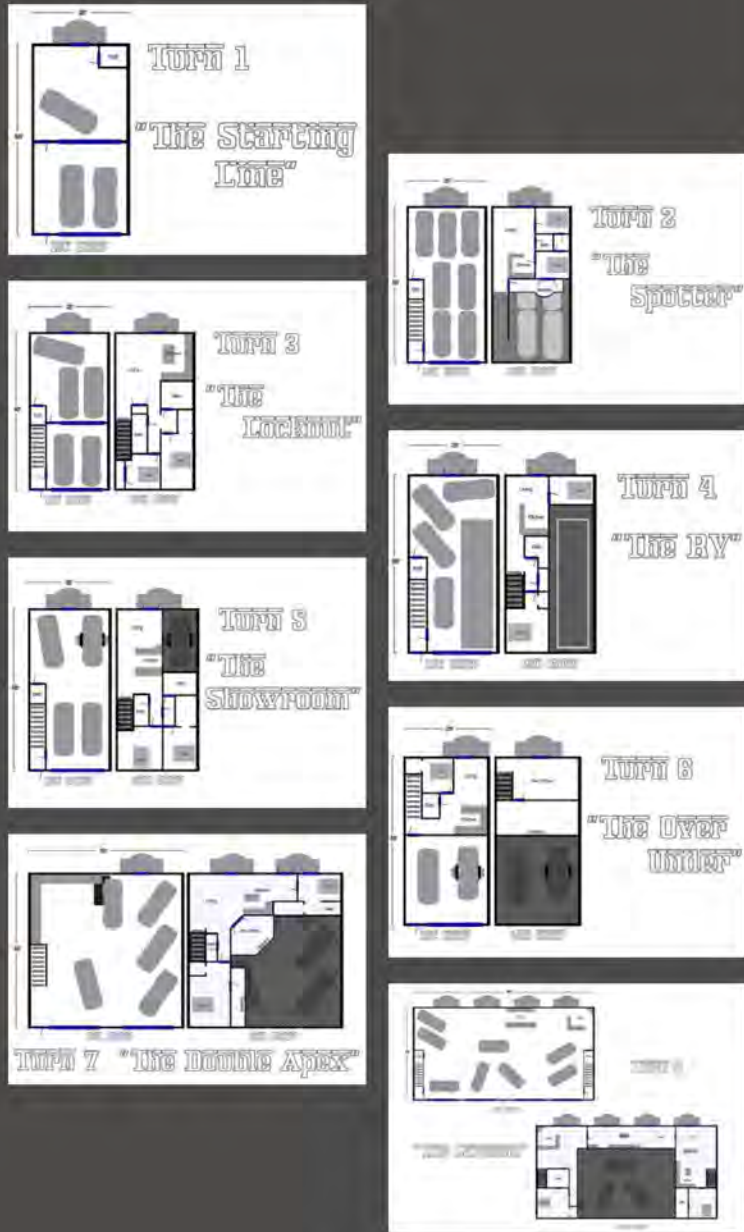
The starting package has full drywall ready for texture and color. The side walls are 20' tall plus a vaulted ceiling. The garage door is power. There is a faucet in the garage as well as electrical outlets per code with 100 amp service. The Village of Elkhart Lake requires 600 square feet of living space. On the starting package you can put the dividing wall anywhere you want to but, it needs to meet code.

The Back "living portion" will have a full bathroom. Kohler toilet, sink and faucet. A value line corner shower unit (most people don't want a shower on the main floor and took a credit to put a full bathroom in their mezzanine living space on the second floor) and a water heater. There will be plumbing stubbed out to the second floor, as well as stubbed in for a sink on the main level. Electrical will be per code in the living area. There will be a French door to the back yard. Industrial style lights will be on the front and back of the unit. Florescent lights in the garage and a few nothing fixtures will be in the living area. It comes with a small heater and cement floors. You can choose to upgrade to in floor heat.

Details

- Wood construction, 15 year Diamond Kote LP Smart siding
- Metal roof (20 year warranty)
- 40" exterior stone trim
- Sprinkler system
- Municipal sewer and water
- R35 insulated roof / R19 insulated walls
- 14 tall 12 wide power overhead door
- Bathroom, mechanical room, additional plumbing stubbed out
- 20' cathedral height will accommodate span mezzanine of your design
- Private deck
- Vinyl windows
- Wood appearing entry and overhead Doors

Idea Starters for Your New Space



How It Works

- Pick your villa shell.
- Select overall development options amongst 7 alternatives, or build 100% custom from start to finish.
- Our team of skilled craftsmen will work with you on every detail to craft the interior of your design.
- Base unit includes first floor items:
 - ◇ Full bathroom
 - ◇ Utility faucet
 - ◇ Drywall taped ready for texture and paint
 - ◇ Power garage door
 - ◇ French doors to backyard
 - ◇ Heat

Ownership Process and Costs

- Reservation Agreement. A non-binding expression of intent to purchase a unit, non-assignable
- Deposit will be returned if the parties do not complete a binding agreement within 45 days or this will be applied to the earnest money.
- Deposit is 5% of base villa price

Villa Purchase Agreement and Deposit

- Identifies the villa to be purchased and includes the base plans and specifications for the villa and site plan.
- The purchaser has a specified period of time to select any floor plans or upgrades.
- \$10,000, non-refundable deposit at time of executing purchase contract.
- A second payment of 25% of purchase price will be due when the foundation is completed.
- 35% of purchase price is due when purchaser is notified the walls are up and roof is covered.
- Balance of purchase price is due within 10 days of notification, of the contracted villas completion.

Join a Community of Fine Motoring and Life Enthusiasts!

Reserve your Villa by contacting Bart Wolf at
(920) 207-2511 or Bart@MotorsportVillas.com.

www.motorsportvillas.com