



Date: July 7, 2025

Subject: Roundhouse Resort Going to Auction – August 4-6, 2025

Dear Round House Resort Owners,

Lemonjuice Solutions (LJS) is pleased to share important updates with owners regarding the restructuring of the Roundhouse Vacation Plan Owner's Association (Roundhouse). After extensive planning and preparation, the property will be auctioned from August 4 - 6, 2025.

Property marketing officially began on June 19, 2025, as part of this process, allowing prospective buyers to learn more about the resort's unique opportunities. Realty One Group, a real estate brokerage firm with an extensive background in the Arizona market, will show the property to interested buyers.

Sales & Marketing:

Now that Roundhouse sales and marketing are underway, the Roundhouse Vacation Plan Owner's Association has engaged Crexi, a highly regarded Auction Platform, to facilitate the sale.

Link here: <https://www.crexi.com/properties/1961214/arizona-roundhouse-resort>

Distribution Methodology:

Converting from timeshare to condominium ownership requires a fair and transparent allocation of sales proceeds among former interval owners. To ensure equity and administrative efficiency, all funds will be distributed in a **single lump-sum payment** after the completion of all unit sales.

Former timeshare owners (tenants-in-common or TICs) were each deeded a vacation ownership interest. To reflect this ownership structure and to avoid inequities or premature payouts, the sales proceeds, including any excess reserve funds, will be aggregated and disbursed into one comprehensive distribution once the property has been sold. This method ensures that every owner receives their rightful share based on the total proceeds and final accounting and maintains the integrity of the conversion process.

Tax Form Requirement for Distribution:

To process and release distribution checks, tax documentation is required for all recipients.

For **U.S. residents**, a **W-9 form link** is included in this letter and must be completed **before any distribution check can be issued**. All fields on the form, including your Social Security Number, are mandatory. Failure to submit a complete form may result in delays in receiving your distribution payment.

Please **do not email** your completed form. Submission options are outlined below.



Important Notes:

Only one W-9 form is required per household.

- If co-owners listed on the same deed do not live together or file taxes separately, each must complete a separate W-9 form.
- A check will be issued to all names on the deed. If a divorce decree or death certificate has not been submitted, the check will include all recorded names.
- If you own multiple units or weeks, you only need to submit one W-9 form.

All required tax forms must be submitted by July 25, 2025. To complete a W-9

Electronically, please copy and paste this URL into your browser: **Roundhouse:**

<https://qrco.de/bg7iin>

Mailing Instructions: (If you prefer to mail your W-9)

Roundhouse Resort

c/o: Global Point Closing Services

Attn: Stefanie

122 N Laurel Drive

Clarkesville, GA 30523

Canadian Owners: FIRPTA (Foreign Investment in Real Property Tax Act)

FIRPTA requires foreign sellers of U.S. real estate to pay tax on any gains from the sale.

Lemonjuice is required to withhold necessary taxes under FIRPTA and remit them to the IRS.

Depending on your situation, you may need to be informed on this topic, and we encourage all owners to consult tax professionals for advice on their situation. For more information on FIRPTA, see IRS FIRPTA Withholding. For information, please visit the website [FIRPTA withholding | Internal Revenue Service](#)

This creates an exciting new chapter for the resort, and we are thrilled to bring this opportunity to the attention of the ownership community. We will continue to keep you updated as the auction date approaches and encourage you to reach out with any questions.

Thank you for your continued support and involvement.

Warm regards,

Roundhouse Resort

roundhouserestoreimagined@lemonjuice.biz



Vacation Ownership Options – Continue the Journey

As your vacation ownership journey with Roundhouse Resort enters its next chapter, we are pleased to offer you two exciting alternatives to receiving a standard distribution check at the conclusion of the resort's reimagination:

Option 1: CoolPoints Vacation Subscription

Exchange your ownership for **CoolPoints**, a vacation subscription powered by **RCI Points®** designed specifically for active timeshare exchangers. This option gives you continued access to the flexibility and travel benefits you have enjoyed, allowing you to explore new destinations each year.

Option 2: Week at Magic Tree Resort, Orlando, FL

Alternatively, you can choose to convert your ownership into a Floating Week at Magic Tree Resort in Orlando, Florida. With this option, you will retain your ability to exchange through **RCI Weeks®** and other platforms—often with enhanced trade value—and benefit from lower annual fees while staying close to Orlando's world-famous attractions.

You **may have already received this offer by email**, and we want to ensure you have the opportunity to act while these options are still available.

It is understood that timeshare ownership is more than just vacations—it is a lifetime of cherished memories. While there is **no obligation to continue traveling**, these alternatives are designed for owners who wish to extend their vacation lifestyle in a new and exciting way.

IMPORTANT!

This offer is **available for a limited time only** and may be withdrawn without notice. If you are interested, we encourage you to contact us as soon as possible to explore your eligibility and take the next step.

Don't wait! We are here to help every step of the way.

Please email your decision to roundhouserestortreimagined@lemonjuice.biz, and a member of our team will gladly assist you. For additional details, you may also visit the info site: <https://roundhouserestort.info/limited-time-offer>.

Warm regards,

Round House Resort