



CLUB LAKERIDGE  
6028 Plumas St. Reno NV 89519  
(775) 525-9290

October 9, 2024

Dear Owners of the Club Lakeridge Vacation Ownership Association,

We are writing to provide an important update on the recent developments regarding the marketing and sale of the Club Lakeridge property. As previously shared, on July 11, 2024, an overwhelming 89% of Timeshare Owners voted in favor of terminating the timeshare program at Club Lakeridge. This vote has paved the way for the sale of the resort at the best value for all owners.

Understanding the significance of this property to its owners, every effort is being made to ensure a smooth, successful, and timely sale. Your trust and patience during this process are appreciated, and we are dedicated to achieving a positive outcome for all owners involved.

#### Engaging a Professional Broker

Lemonjuice Solutions is pleased to inform you that Kris Kent from Reno Realty, one of the most reputable and dynamic real estate brokers in the region, has retained the services. Kris brings with him a wealth of experience in commercial property sales and a proven track record of closing deals efficiently. His deep understanding of the Reno real estate market uniquely positions him to identify and engage potential buyers specifically interested in properties like Club Lakeridge.

Kris has already begun implementing an aggressive marketing strategy to maximize the property's exposure. This includes leveraging his extensive network of industry contacts, utilizing advanced marketing tools, and tapping into local and national markets. His proactive approach ensures that we reach a broad spectrum of qualified buyers, thereby increasing the likelihood of a favorable sale.

#### Listing on Ten-X Commercial Auction Platform

In addition to engaging Kris Kent, we have listed the property on Ten-X, the nation's leading online commercial real estate auction platform. Ten-X is renowned for its ability to connect sellers with a vast pool of pre-qualified investors and buyers. By utilizing this platform, we are significantly enhancing the property's visibility to a global audience.

The decision to use Ten-X was strategic. The platform's sophisticated technology and marketing capabilities allow us to showcase Club Lakeridge to over 400,000 registered users, including institutional investors and high-net-worth individuals actively seeking investment opportunities. This level of exposure is unparalleled in traditional real estate marketing channels.

#### Scheduled Online Auction: November 11-13

The online auction for Club Lakeridge is scheduled to take place from November 11th to November 13th. This three-day event will provide potential buyers with ample time to participate and submit their bids. Online auctions have become increasingly popular in the commercial real estate sector due to their efficiency and ability to generate competitive bidding environments.

*An online auction offers several advantages:*

1. Global Reach: Buyers from around the world can participate without the need to be physically present, thereby expanding our potential buyer pool.



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2. Transparency: The bidding process is transparent, ensuring that all participants have equal access to information and opportunities to place their bids.

3. Speed: Online auctions expedite the sale process, often resulting in quicker closing times compared to traditional sales methods.

*We are confident that the auction will attract substantial interest and lead to a successful sale at a competitive price.*

#### Professional Photography and Virtual Tours

*To ensure that Club Lakeridge is presented in the best possible light, we have invested in professional photography and videography services.*

The property has been photographed extensively, highlighting its most attractive features and amenities. Additionally, we have created a comprehensive video tour and 360-degree virtual views of the property. These interactive elements allow potential buyers to explore the property remotely, gaining a thorough understanding of its layout, condition, and unique selling points. These visual assets have been prominently featured on the Ten-X listing, enhancing the overall appeal of the property. We believe that providing an immersive virtual experience will significantly increase buyer engagement and interest.

#### Marketing Efforts and Outreach

*We are employing a multi-faceted marketing strategy to promote Club Lakeridge. This includes:*

Digital Marketing Campaigns: Targeted email blasts and online advertisements aimed at potential buyers in relevant markets.

Print Media: Advertisements in industry publications and local newspapers to reach traditional audiences.

Social Media Promotion: Utilizing platforms like LinkedIn and industry forums to generate buzz and attract attention.

Direct Outreach: Personal contact with potential buyers who have shown interest in similar properties.

*Our goal is to leave no stone unturned in our quest to find the right buyer for Club Lakeridge.*

#### Expected Outcomes and Next Steps

We are optimistic about the prospects of the upcoming auction and the overall sale process. The combination of professional representation, extensive marketing efforts, and the use of advanced technology position us well for a successful outcome.

Should you have any questions or require further information, please do not hesitate to contact us by email at [clublakeridgerestructure@lemonjuice.biz](mailto:clublakeridgerestructure@lemonjuice.biz) or visit your information site at <https://clublakeridgeresort.info>. We value your trust and partnership and look forward to delivering positive news in the near future.

Sincerely,

Management of Club Lakeridge Vacation Ownership Association