



**Subject:** Appraisal Value and Distribution for Mountainview Timeshare Intervals

**Date:** April 8, 2025

**Dear Mountainview Timeshare Owner,**

As previously shared, Maine has no specific statute establishing a process for terminating timeshare properties. Therefore, the wind-down and sale of Mountainview must follow **Maine's condominium termination laws** (Title 33, Chapter 31, Article 2). *For complete information on the statute, please refer to [www.Mountainview.Info](http://www.Mountainview.Info)* This statute requires the Association to conduct an appraisal by a certified Maine appraiser and to present the property values at both a property level and an interval level.

### **About the Appraisal**

**Tom Siegel**, a licensed Maine appraiser, was engaged for an independent valuation of the property. Mr. Siegel provided a professional and thoughtful appraisal, estimating Mountainview's total value at **\$1.4 million**. Since the property is comprised of **1,530 timeshare interests**, each interval is valued at approximately **\$915.03 (1.4 million/1,530)**.

Owners should be aware that timeshare properties often show lower rental statistics and daily rates due to prioritizing owner usage; the appraiser utilized this lower rental information in his valuation model. Although the appraisal represents the fair market value of the property at the time in which the appraisal was done, due to current economic factors, the final sales price could be substantially different. In addition, please note that **distribution values for all owners will be based on the final sales price of the property less any outstanding obligations of the Association.**

### **Upcoming Sale & Auction**

The property is now being prepared for a **competitive auction** facilitated by **Ten-X**, a leading real estate auction platform. The **sales price** will ultimately **be determined by the open market**. The goal is to run a well-marketed process to attract serious, qualified buyers, which Ten-X has consistently provided to its clientele.

Auction details were shared during the January Board meeting. If you missed it, you may watch the full recording here:

👉 <https://mountainviewresort.info/recordings-and-minutes>



## **Next Steps**

Timeshare matters can be complex, please stay tuned for a town hall meeting as the property gets closer to the auction date. In the meantime, feel free to email any questions to: [MountainviewReimagined@Lemonjuice.biz](mailto:MountainviewReimagined@Lemonjuice.biz)

Your continued support and engagement are appreciated to work toward a fair and transparent outcome for all Mountainview owners.

**Warm regards,**

*The Lemonjuice Team*