



SANTA TERESA THEN AND NOW

September 13, 201

THE FUTURE OF PICACHO HILLS
COUNTRY CLUB IS IN OUR
HANDS

PICACHO HILLS

A Country Club Community

www.picachohills.com

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THE REALITY

The Biads are getting out of the country club business.

No purchasers have been identified at this time

THE OPTIONS

Picacho Hills residents purchase the club

The club is liquidated- sold for Water Rights, Land, Building

THE FOLLOWING IS NOT AN OFFER OR SOLICITATION TO PURCHASE SECURITIES

We are only at the discussion phase to gauge your interest in
Purchasing the Club Facilities through a membership organization.

If Enough Interest is Indicated then we will begin the legal steps
necessary to effect a purchase

LIQUIDATION VALUE

Water rights - \$2-2.5 million

Land Value- 160 acres currently zoned high density residential \$?

Club House – Tennis courts, pool, restaurant \$?

PURCHASE BY PICACHO HILLS

Create New Non-Profit Entity – The Community Club of Picacho Hills

Requires Widespread Picacho Hills Homeowner Buy-in

\$2.8 million to purchase the facility

\$1.3 million for the Community Club House Improvements

\$500,000 for working capital/emergencies

\$4.6 million in total

PICACHO HILLS PURCHASE PRICE

Purchase Price requires:

- 925 Picacho Hills purchasers (100% participation)
- \$5000 per purchaser

PURCHASERS WILL GET

A Membership in a Non-Profit Corporation that will hold title to the land, water rights, and Building

Membership Voting Rights Equal to every Other Member

Dining/Bar Membership – no monthly dues but food minimum

Sports Membership - Dining plus Tennis, Pickleball, and Swimming memberships will require monthly dues. Similar dues structure to Social membership today.

Golf Membership – All of the Above plus golf. Similar dues structure to today.

PROTECT YOUR COMMUNITY

A loss of the Club will not make your property values go UP.

Santa Teresa Country Club is a real life example of what can happen to a community when a Club is shut down

Owning the Country Club in Your Backyard insures you control the future of your neighborhood.

The Entire Picacho Hills Community would be severely affected, but this can be avoided

WHAT TO DO NOW

Fill out the Card that was on Your Seat – Indicate your Interest in Purchasing the Club

Volunteer to Energize your HOA, Street or Neighborhood – Indicate that on the Card

Promote a Purchase of the Club to your Friends and Neighbors