



COMMUNITY OVERVIEW

Community Size: Approx. 500 acres	Championship Tom Weiskopf Golf Experience, Spa, Wellness, canoeing, world-class fly fishing, outdoor adventure retreat
Homesite Size Range: 0.49 – 1.0+ acres	
Premier Golf and Recreation Community	Location: 5 Miles Northeast of Roscommon, Michigan – 2.5 hours north of Metro Detroit

PROPERTY CATEGORIES

Wooded Preserve Homesites.....	\$49,000-\$70,000
Championship Golf Park Homesites.....	\$60,000-\$225,000
Lake AuSable Waterfront Homesites.....	\$225,000-\$285,000
Pre-designed Custom Golf Cottages.....	\$425,000-\$485,000

GOLF MEMBERSHIP SUMMARY

Full Golf Family Membership.....\$15,000*
**\$15,000 initiation deposit waived with Developer-owned property purchase at Forest Dunes through October 31, 2009. Not applicable for resale transactions. Call Welcome Center for details.*

Dues.....\$400 per month for Full Golf Membership

Forest Dunes Golf Club is professionally managed by Troon Golf Management’s Private Club Division. Facilities include 22,000 sf clubhouse, spa, fitness center, and golf shop, Members’ Grill, Lake AuSable Beach Club, Event Terrace and Lawn.

FINANCING

Highly Competitive Developer Homesite Financing Available for Qualified Buyers

HOMEOWNER’S ASSOCIATION DUES

Custom Homesite Association Dues...\$125.00 per month
**Based on 2009 HOA dues. Includes all maintenance of condominium common areas, lakes, trails, private roads, snow removal, and Caretaker’s Cottage*

Property Taxes...Historical Approximation of 3.7%* of Assessed Value for improved homesites. Taxable Value is approximately 50% of Market Value.

**Tax Value is reduced for Primary Homestead Exemption to Approximately 2.6% of Assessed Value

**Based on historical information from recent closings and is not an exact figure.*

***Please contact South Branch Township Tax Assessor for Current Tax Rates and property valuation.
 (I.E. \$100,000 x .50 = \$50,000 x 2.6% = \$1,300.00 Annual Property Tax)*