



Overview

Tahoe City Lodge is the first new development in Tahoe City in over 50 years. It is a fully approved and entitled development with groundbreaking planned for Spring 2023 and an estimated completion in Winter 2024/2025. We are building a Four-Star Hotel featuring 40 guest rooms and 65 residential resort condominiums for sale.

Location

- Located in the heart of Tahoe City, steps from Commons Beach, Tahoe City Marina, lakefront dining, and shopping.
- Short drive to Palisades Tahoe, Homewood, and Northstar.

Resort Amenities

- 24-hour front desk and concierge services
- Street level restaurant and lounge.
- Room Service
- Rooftop bar and firepit seating area (open to the public) to create a vibrant and energetic vibe
- Rooftop hot tub for Owners and Guests with sun loungers
- Spa with steam and saunas
- Fitness Center
- Activity Concierge
- Seasonal Gear Shop for the outdoors

Fee-Based Services

- Seasonal Gear Storage
- Pre-Arrival Grocery Shopping
- Cleaning Services
- Property Maintenance
- Babysitting/Childcare
- Kids Day Camps
- Gear Maintenance & Tuning

Resort Condominiums

- 1- bedroom, 2-bedroom & 3-bedroom condominium hotel residences
- Thirteen Two and Three bedrooms with lock off units
- Full Kitchens
- Full Sized W/D
- Dishwasher
- Owner's Closet
- Gas Fireplaces
- Smart TVs

What is a Resort Condominium?

Our resort condominiums are offered for sale fully furnished, vacation and rental ready. Located in the tourist corridor, our resort condominiums do not have the short term rental restrictions in place by the county and local governing agencies, making ownership at Tahoe City Lodge a secure vacation home purchase with the option to short term rent your home while you are not using it.

Owners can, if they choose to, utilize the onsite professional management when not in use and can reside a total of 90 days per calendar year and up to 30 days per calendar quarter. Placer County put this condition in place to provide vacation homes to Buyers that are intended to be placed in the community as overnight accommodations.

Thirteen of the resort condominium configurations are "lock-offs." These are similar to adjoining hotel rooms with an interior lock-off door. They double the amount of your personal use. So instead of 90 days per year, you could spend 180 days with us and up to 60 days per quarter.

A three bedroom lock-off is essentially a 2-bedroom residence with living area and kitchen plus an adjoining 1-bedroom unit. The 2-bedroom and the 1-bedroom units each have their own entrances from the hallway so they can be enjoyed separately or together. A 2-bedroom lock-off is the same but with a 1-bedroom residence and a 1-bedroom unit.

Rental Program Services and Benefits

- On-Site Management with full service services for your guests
- Daily Hotel Revenue Management (pricing and occupancy typically significantly higher than AirBnB etc...)
- Marketing reach and branding of the hotel operations, including having your units considered as part of group reservations
- Central Reservations Services (distribution on major reservation sites), resulting in maximized revenue to Owners
- On-Site Cleaning (same-day turnaround), resulting in less downtime and happier guests
- On-Site Repairs and Maintenance (faster repair, fewer days out of order)

Resort Condominium Sales Pricing

- 1 bedrooms: from \$500ks
- 2 bedrooms: from low \$800k's
- 3 bedroom: from low \$1millions