

# THE RANCH BROKERS



## Jackson Hole, Wyoming Miller Park Condos

Lender Blow-out Pricing – 60% less than the Developers Price

**Total Liquidation** - One Bedroom Units to be Fully Furnished and Penthouse

Projected Income to Buyer is Approximately \$25,000 a year

**Located in downtown Jackson, Wyoming**



## The Ranch Brokers

## PROPERTY LOCATION

The Miller Park Lofts are located in the heart of downtown Jackson, Wyoming, just 3 blocks from the Town Square. Jackson Hole is the "Crown Jewel" of the Teton Mountains & offers a full spectrum of outdoor activities including world-class, blue ribbon trout fishing, hiking, biking, skiing, white water rafting and much more. Just outside Jackson lies Grand Teton National Park and Yellowstone National Park.



*The Tetons*



*The Snake River & Grand Teton*



*The Grand Teton*

## THE OPPORTUNITY

The Miller Park Lofts is an exclusive, high-end residential condominium project in downtown Jackson, Wyoming. Located at 170 North Millward Street, the site is just 3 blocks from the Jackson Town Square, across the street from Miller Park and immediately adjacent to the White Buffalo Club.

There are 12 one bedroom fully furnished units for sale. These units offer a bright open floor plan, exquisite finishes, and are delivered fully furnished. All the units have kitchens with high-end appliances, cabinetry and counter tops.



The units range in size from 530 to 690 square feet and range in price from \$310,000 to \$361,000.

This property is arguably one of the best locations to live in Town. The Miller Park Lofts are located directly across from Miller Park, a preserved public open space “gem” within Town which is host to numerous local fairs, exhibits and events.

This premium location is within walking distance to the Town Square, restaurants, retail shops and night life. Also being situated close to local trails of Cache Creek and Snow King Mountain, all local amenities and outdoor activities are available to this property in the summer and winter. Being located on Miller Park, the property is protected from any future development.

The Miller Park Lofts are located adjacent to an existing Lespri resort – the White Buffalo Club. All Miller Park Loft owners will have membership opportunity to this private residence club that will give access to amenities such as a private 4-star gourmet restaurant, bar, spa, and health club. These exclusive, high-end, 1-bedroom condominiums are priced to reflect current market conditions.



The project is estimated to be finished and ready for occupancy by December 2010. If you wish to reserve your unit now before completion, we are offering exceptional terms on all advance reservations.

### 3 BEDROOM PENTHOUSE SUITE

There is one 3 bedroom, approximately 3,000 square foot Penthouse Suite available for purchase in the Miller Park Lofts. This unit will be an exclusive, 3 story luxury suite in downtown Jackson.

*Please inquire for more information on reserving your unit today.*

## DOWNTOWN LIVING IN JACKSON HOLE



*Local Night Life*



*Exceptional Finishes*



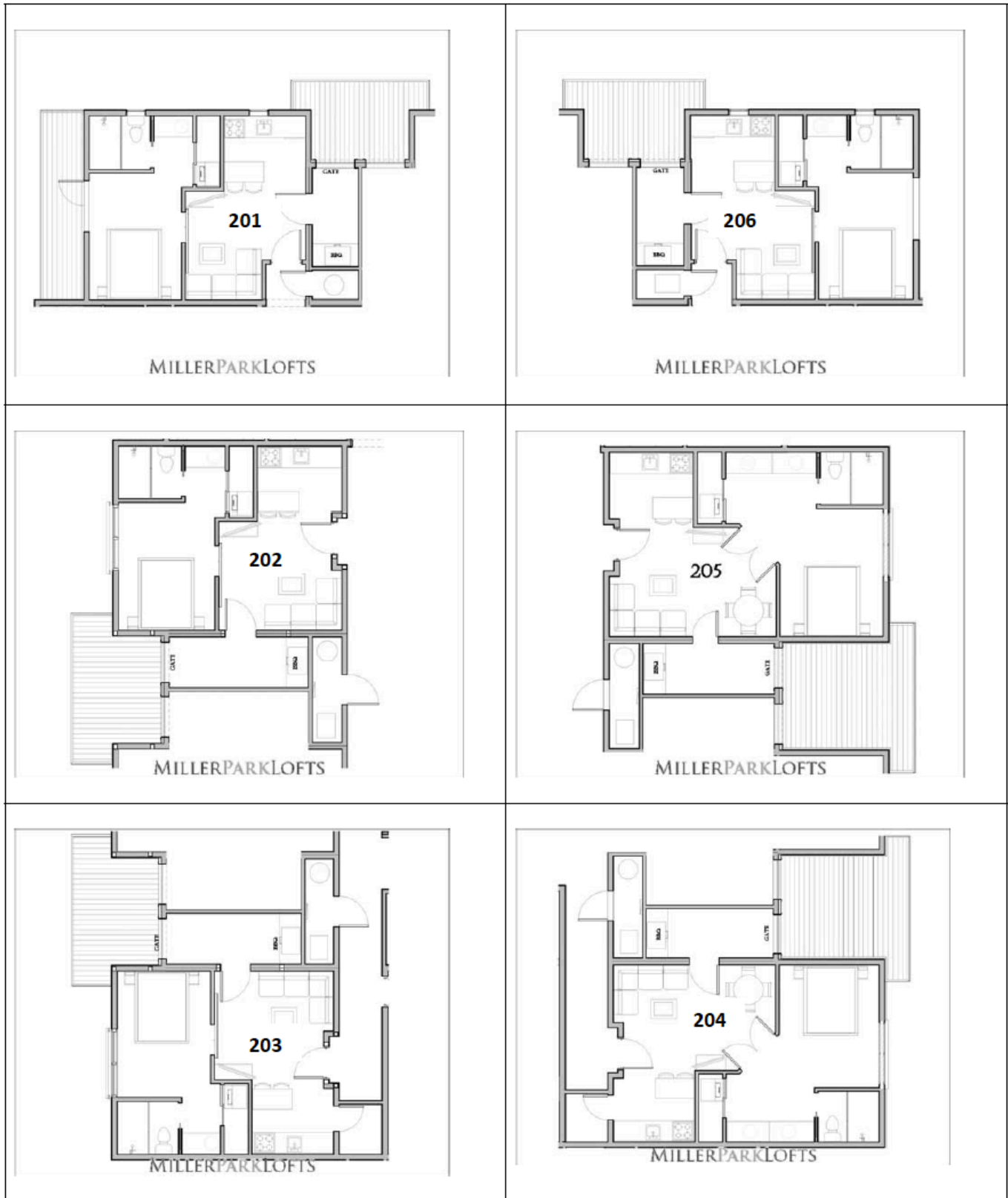
*Western Flare*



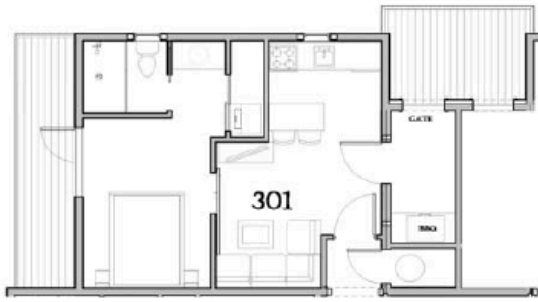
*World Class Dining*

The **Miller Park Lofts** offer all of the amenities that living in downtown Jackson Hole has to offer. From fine dining, to shopping, to local activities ~ this location has it all.

## 2<sup>ND</sup> LEVEL FLOOR LAYOUT



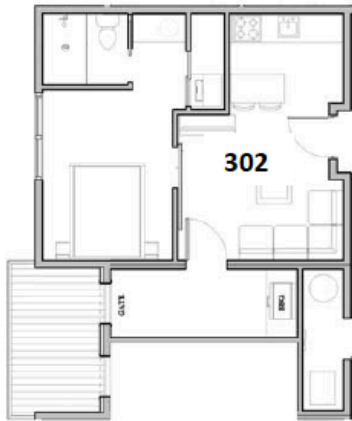
# 3<sup>RD</sup> LEVEL FLOOR LAYOUT



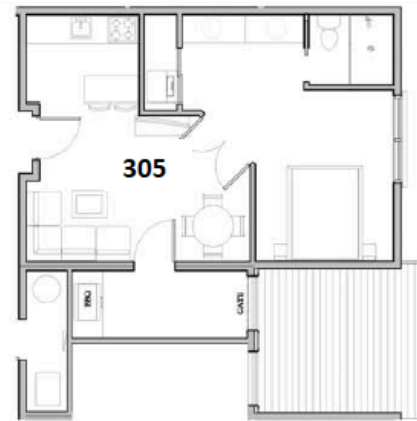
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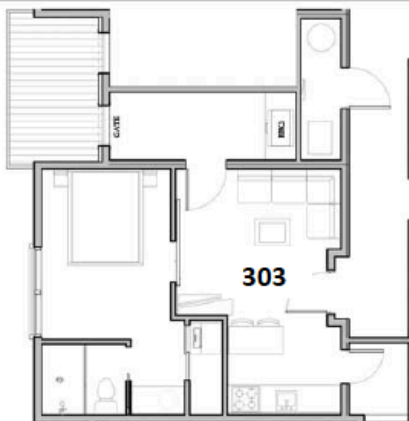
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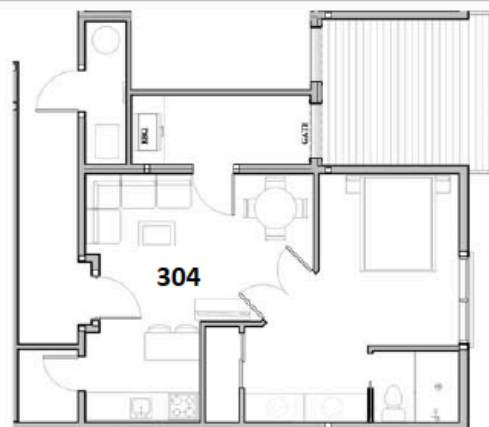
MILLERPARKLOFTS



MILLERPARKLOFTS



MILLERPARKLOFTS



MILLERPARKLOFTS

## PROPERTY ADDRESS & PRICING

**Property Address:** 170 N MILLWARD STREET, JACKSON, WY 83001

**Legal Address:** LOT 23, LESPRI ADDITION TO THE TOWN OF JACKSON, TETON COUNTY WYOMING, AS PER FLAT NO. 1215.  
PIDN #22-41-16-28-4-27-002

### 12 RESIDENTIAL CONDOMINIUMS DESCRIBED AS:

<u>UNIT NUMBER</u>	<u>LIST PRICE</u>	<u>APPROX. SQ. FT.</u>
201	\$343,000	530
202	\$332,000	565
203	\$340,000	585
204	\$343,000	690
205	\$340,000	670
206	\$310,000	530
301	\$347,000	530
302	\$351,000	565
303	\$354,000	585
304	\$361,000	690
305	\$361,000	670
306	\$329,000	530

### 8 RESIDENTIAL EMPLOYEE CONDOMINIUMS DESCRIBED AS:

<u>UNIT NUMBER</u>	<u>LIST PRICE</u>	<u>APPROX. SQ. FT.</u>
E1	\$195,000	530
E2	\$195,000	565
E3	\$195,000	585
E4	\$195,000	690
EL1	\$169,000	670
EL2	\$169,000	530
EL3	\$169,000	530
EL4	\$159,000	565

### 1 – 3 BEDROOM, 3 ½ BATH, LUXURY RESIDENTIAL PENTHOUSE CONDOMINIUM:

<u>UNIT NUMBER</u>	<u>LIST PRICE</u>	<u>APPROX. SQ. FT.</u>
301	\$1,450,000	3,000

# LENDER LIQUIDATION SALE IN DOWNTOWN JACKSON, WYOMING!



These brand new, exclusive, 1BR condos on Miller Park are arguably one of the best locations to live in Town. What property offers you the following?

## 12 - 1 BEDROOM, FURNISHED CONDOMINIUMS

- Flexibility that can provide short term rental income
- Full service property management through the White Buffalo Club
- Brand new, fully furnished condominiums, complete with furniture, kitchens, washer & dryers
- Prices in the \$300K's!

## 8 - 1 BEDROOM EMPLOYEE CONDOMINIUMS

- Can be owned or rented by Teton County Employees
- Great opportunity for employers to provide housing for their employees!
- Brand new condominiums complete with kitchens, appliances, washer & dryers
- Prices under \$200K's!

## 1-FURNISHED PENTHOUSE SUITE

- A one-of-a-kind, 3,000sqft, 3 bedrooms, 3.5 bath Penthouse Suite on Miller Park
- Completed with rooftop deck overlooking Miller Park
- Flexibility that can provide short term rental income
- Full service property management through the White Buffalo Club
- Brand new, fully furnished Penthouse condominium, complete with furniture, kitchen, washer & dryers
- List price \$1,450,000!

## PROPERTY AMENITIES

- Brand new construction with completion anticipated early 2012
- Excellent location in the Town of Jackson on Miller Park with access to all that Town has to offer
- Amenities like a restaurant, workout facilities and spa facilities available

## 12 RESIDENTIAL CONDOMINIUMS:

Unit Number	List Price	Approx Sq. ft.
201	\$343,000	530
202	\$332,000	565
203	\$340,000	585
204	\$343,000	690
205	\$340,000	670
206	\$310,000	530
301	\$347,000	530 <i>Reserved</i>
302	\$351,000	565 <i>Reserved</i>
303	\$354,000	585 <i>Reserved</i>
304	\$361,000	690
305	\$361,000	670
306	\$329,000	530

## 8 RESIDENTIAL EMPLOYEE CONDOMINIUMS:

Unit Number	List Price	Approx Sq. ft.
E1	\$195,000	400
E2	\$195,000	400
E3	\$195,000	400
E4	\$195,000	400
EL1	\$169,500	400
EL2	\$169,500	400
EL3	\$169,500	400
EL4	\$159,500	400

## 1 - 3 BEDROOM, 3 1/2 BATH, LUXURY RESIDENTIAL PENTHOUSE CONDOMINIUM:

Unit Number	List Price	Approx Sq. ft.
301	\$1,450,000	3,000

## THE RANCH BROKERS



CY RICHARD

BROKER

406.531.5064

CY@THERANCHBROKERS.COM

THERANCHBROKERS.COM

BE A PART OF THIS EXCITING NEW DEVELOPMENT!

## FOR MORE INFORMATION

This is an incredible investment opportunity! If you are interested in seeing the project or want more information, please contact Cy Richard at the Ranch Brokers ([www.theranchbrokers.com](http://www.theranchbrokers.com)).

### For More Information Contact:

Cy Richard at 406-531-5064 or email at [Cy@TheRanchBrokers.com](mailto:Cy@TheRanchBrokers.com)

