



Stephen Kent <crystalfarm2@gmail.com>

Can you please get the following together for me for each of your properties

Heidi Houston <heidi@aspensalesandrentals.com>
To: Cindy Brinks <cindy@palladiumaspen.com>

Tue, Apr 24, 2018 at 5:12 PM

Here is a set of annual numbers from the owner for the Lazy CF ranch.

Cost of Propane for a year	(1,942.92)
Cost of Electric for a year	(3,982.27)
Cost of Gas or diesel for the machines in and out of the property	(2,394.21)
Wifi	(723.24)
Cable TV	(447.12)
Telephone	(1,281.48 - 2 lines)
Snow Removal Combined with Road Maintenance	(272.92)
Trash	(We dispose of our trash)
Water Costs	No Cost
Septic or Sewer costs GENERATING	N/A SYSTEM IS SELF
Road Maintenance FOR BY THE COUNTRY, YOU ONLY HAVE TO TAKE CARE OF YOUR DRIVE WAY.	MAIN ROAD IS CARED
Fencing	\$1,000 per year or less
Well gets 25 gpm	

There are permits in place for addition ponds.

The Cattle Lease makes about \$1,953.13 as they are expecting it to be a shorter year because of less snow. But in normal year it exceeds \$3,000.

They have never leased out the ranch for an event, but it has been use by their friends for events for 150 people and 75 people. They have four teepees that sleep about 6 in sleeping bags and the four cabins sleep between 2 to 4 depending on if they are children or adults. The main house sleeps 4. It would be easy to more cabins if needed.

Heidi Houston

Broker Associate

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Stephen Kent <crystalfarm2@gmail.com>

Can you please get the following together for me for each of your properties

Crystal Farm <crystalfarm2@gmail.com>

Tue, Apr 24, 2018 at 10:43 AM

To: Heidi Houston <heidi@aspensalesandrentals.com>

On Tue, Apr 24, 2018 at 9:02 AM, Heidi Houston <heidi@aspensalesandrentals.com> wrote:

I need for each your properties a list of costs for running them for a full 12 month period. They would like it to be of actual bills. We have been requested these items from two different potential buyers. I need this on the Lazy CF Ranch ASAP.

Cost of a Caretaker or maintenance person for both places. \$300,000 annual for a good one Ha! Ha! N/A

Cost of Propane for a year Redstone (4,748.23) Lazy CF Ranch (1,942.92)

Cost of Electric for a year Redstone (6,918.17) Lazy CF Ranch (3,982.27)

Cost of Gas or diesel for the machines in and out of the property (2,394.21)

Wifi Lazy CF Ranch (723.24)

Cable TV Lazy CF Ranch (447.12)

Telephone Redstone (4,044 - 5 lines) Lazy CF Ranch (1,281.48 - 2 lines)

Snow Removal Combined with Road Maintenance (272.92) Paid through Property Tax

Trash We dispose of our trash

Water Costs No Cost

Septic or Sewer costs What does one clean out a year costs? N/A

Road Maintenance Combines with Snow Removal Paid through Property Tax

Reserves for Home maintenance N/A

Any maintenance costs for upkeep yearly N/A

Heidi Houston

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