



TALISKER CLUB

2022 Review / 2023 Update

TUHAYE

Real Estate Sales Review

2022 Sales Highlights

After multiple record-setting years in sales, 2022 set a high mark for closings, and another strong year in sales. With many new homes completing construction, the market offers a limited selection of homes and homesites in Tuhaye.

Homes in 2022 – 39 sold in 2022 compared to 36 in 2021 (24% increase in average pricing)

- Average price rose from \$2,793,010 to \$3,210,088
- Average price per square foot rose from \$760 to \$804

Land in 2022 – 122 homesites sold at an average of \$1,438,404 compared to \$1,087,036 average in 2021 (32% increase in average pricing)

- Average sale price: \$1,438,404
- 77 lots sold for over \$1 million

2023 Sales Update

Painted Bluff sales have been strong with 16 of 33 homesites sold, six of which have sold so far this year. Combine that with two home sales totaling over \$10 million, and Tuhaye sales are off to a strong start in 2023.



Looking Ahead

2022 will be remembered as the year things returned to normal (mostly), and it was such a pleasure to see the Club and its Members in full swing! We can't thank our Members and Staff enough for making this past year exciting and fun. Looking at what's on the horizon, we're excited to welcome new Members and amenities to Talisker Club in the coming months and over the next few years.

2022 was marked by several important projects:

- Grand Opening of The Tower Spa
- Completion of Hole 13 on the golf course
- Continued construction of Base Camp and The Playground
- Continued construction of Dancing Sun with four (4) phases of road construction being finalized and residential construction permits being issued
- Closings on custom homesites and the start of construction of Cougar Moon
- Opening of Painted Bluff custom homesites for sales and development
- Continued improvement of the trail network within Tuhaye

The Club remains on a great trajectory and the team continues to work hard to deliver on everything you have come to love about Talisker Club. As we move forward this year, you'll see further enhancements to the Club, including:

- Opening of The Residences at INDI Ridge (located near Painted Bluff) for sales and development (scheduled summer 2023)
- Opening of Base Camp at Tuhaye (scheduled fall 2023)
- Completion of the new 9-hole short course (scheduled winter 2023 for play in 2024)
- Start and completion of the new tennis courts and pickleball courts (scheduled fall 2023)

This update outlines many of these activities—from construction, to sales, to future development—currently underway or planned for 2023. Thank you again for your support and enthusiasm; together we all look forward to an exciting new year at Talisker Club!

Jeff Butterworth, President

Storied Deer Valley, LLC

What's New

The Tower Spa

The Spa at The Tower offers a new level of luxury and pampering on the mountain. With all-new treatment rooms, lockers, showers, lounges and more, Members will find the spa to be a welcome addition to life at The Tower.

Spa Services

With on-site staff at both locations, indulge in some of the most popular services, including:

- HydraFacial®
- Microneedling
- Medical-Grade Chemical Peels

Get back on the slopes or course faster with the Skier's Edge and Golfer's Edge massages.

Also featuring:

- Myofascial Release Massage
- Cupping
- Lymph Drainage

For frequent visitors and residents, explore the loyalty program for special features and discounts.

Golf at Tuhaye

Several important improvements to our signature Mark O'Meara golf course were completed and Members can look forward to uninterrupted play in the 2023 season while progress continues on The Ridge—our new short course.

- **Hole 13** – The hole was lengthened and converted from a par 4 to a par 5 as it was originally envisioned. Changes were made to the bunkers in the fairway and around the green, including a more playable green that tempts players to “go for it” in two while still challenging conservative players with a variety of interesting pin placements.
- **Hole 15** – Enhancements to this new, playable par 4 are complete with only the potential addition of new tee boxes under discussion.



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Current Development

The Village Expansion

As amenities grow at The Village at Tuhaye, plans include adding additional parking on the uphill side of N. Tuhaye Park Drive to coincide with the construction of Base Camp. This will be followed by a new pavilion serving the elements of The Playground—including the short course and tennis facility, the addition of a new set of tennis courts and new pickleball courts.

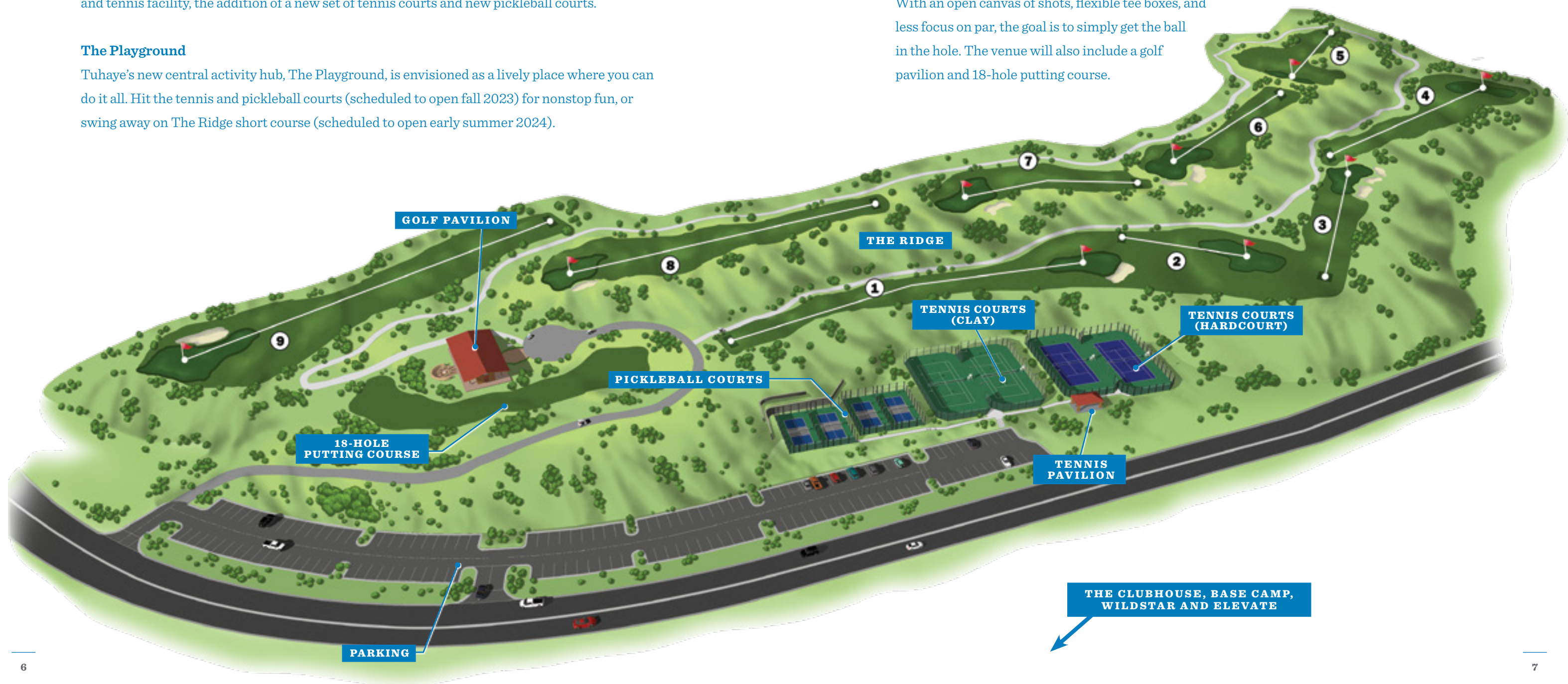
The Playground

Tuhaye's new central activity hub, The Playground, is envisioned as a lively place where you can do it all. Hit the tennis and pickleball courts (scheduled to open fall 2023) for nonstop fun, or swing away on The Ridge short course (scheduled to open early summer 2024).

The Ridge

Featuring nine approachable par-3 holes ranging from 65 to 160 yards, this short course is ideal for learning the game or sharpening skills. Imagine the nostalgia of walking, the camaraderie of good conversation, and your own playlist.

With an open canvas of shots, flexible tee boxes, and less focus on par, the goal is to simply get the ball in the hole. The venue will also include a golf pavilion and 18-hole putting course.



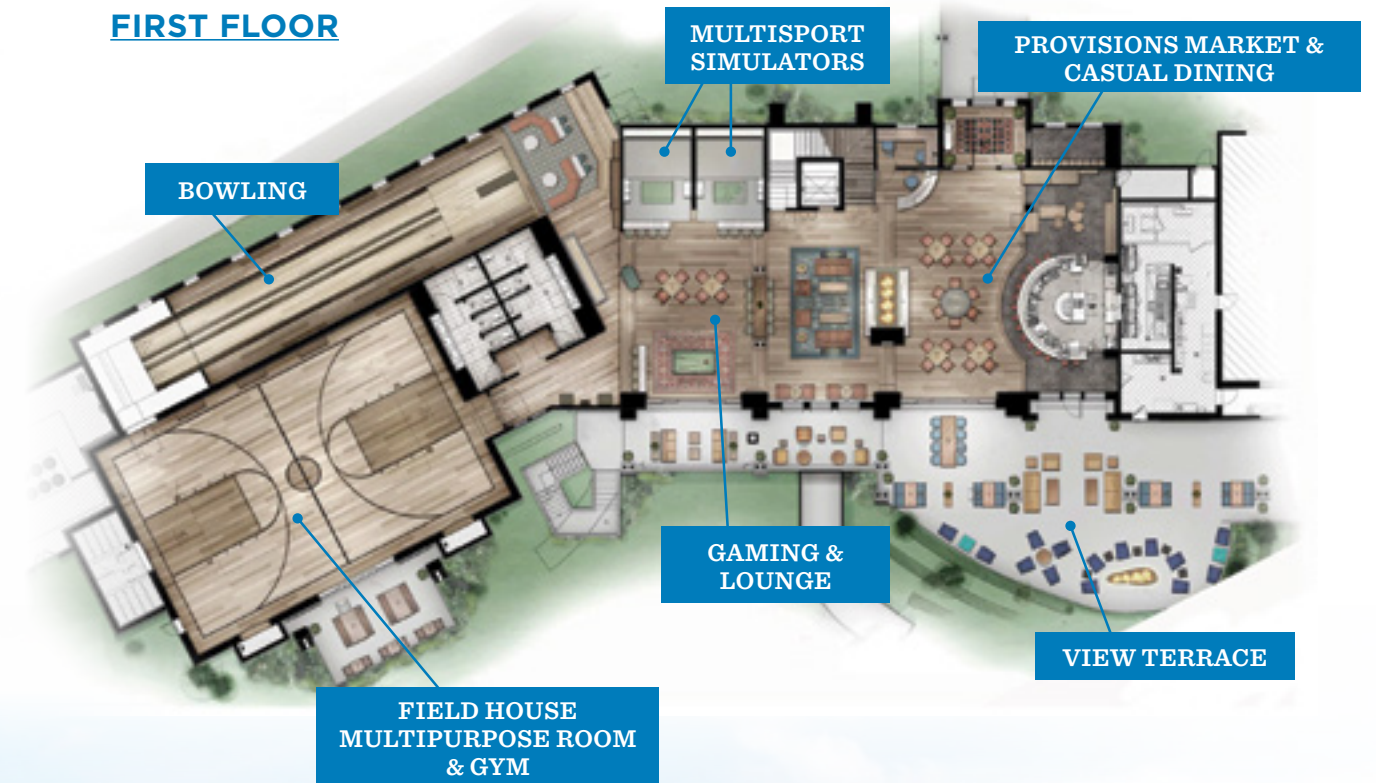
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Current Development

Base Camp

Every mountain needs a base camp, and Talisker Club's is truly one-of-a-kind. Anticipated to be completed in fall 2023, this epic Base Camp is a mountain-contemporary lodge where everyone comes together for fun, adventure and a lifetime of memories. The 15,000-square-foot facility will include casual dining, bowling, billiards, arcade games, multisport simulators, fun Makerspace (STEAM) activities, pickleball, basketball, and much more.

FIRST FLOOR



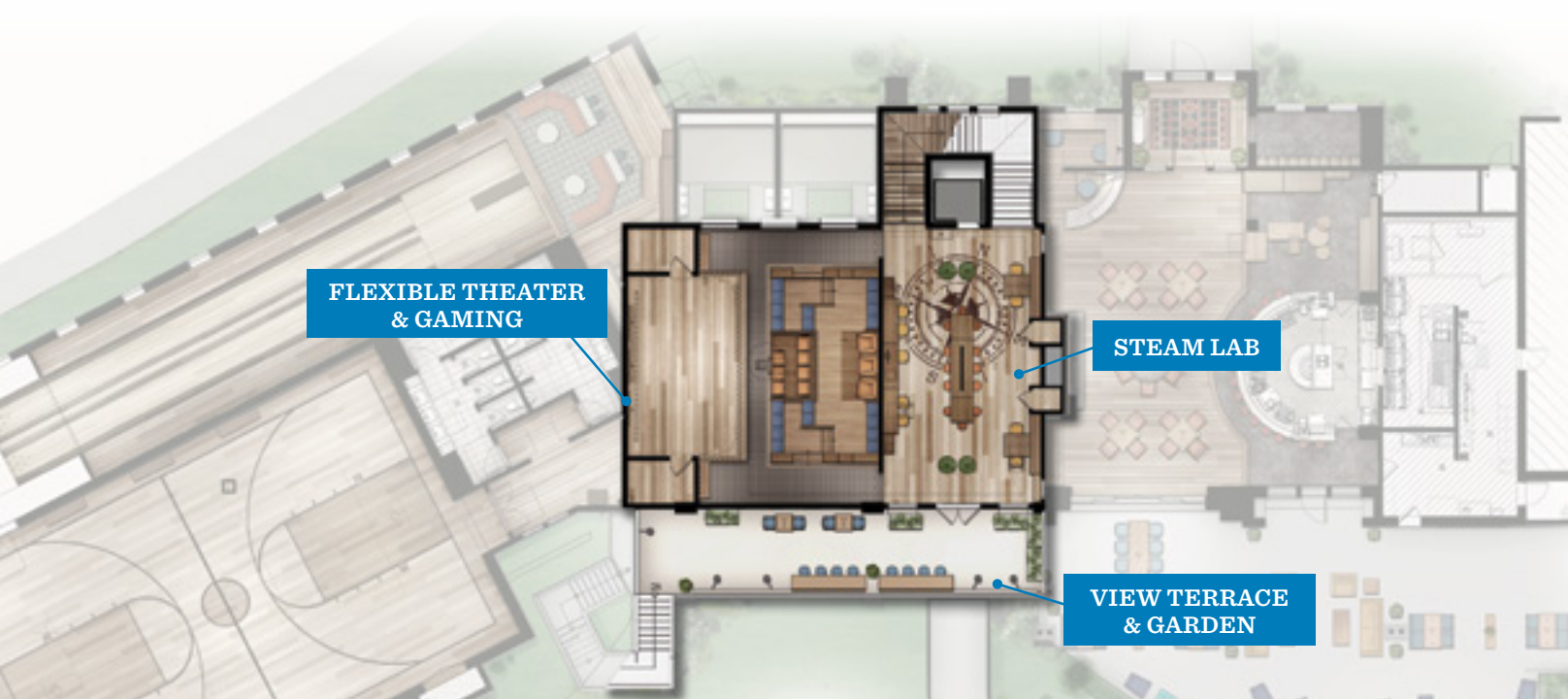
THE PLAYGROUND

TALISKER CLUB

Base Camp – 2nd Floor |

What's a Makerspace?

Rooted in STEAM (Science, Technology, Engineering, Arts, Math), our Makerspace is a uniquely creative and fun venue where children and adults alike—alongside staff and mentors—can create, problem solve, and develop skills, talents, thinking and mental discipline. It's like a blank canvas outfitted with the tools, materials, resources and inspiration to create—all with a Makerspace Director who will guide and facilitate a wide range of programming that will grow and evolve.



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Future Vision

With an ongoing commitment to offer Members new amenities and experiences, Talisker Club is always getting better. Here's a quick overview on some of the exciting additions currently planned:

Adventure Park

Adjacent to the Dancing Sun neighborhood, this family park concept calls for outdoor decks surrounded by rock-climbing and a fishing pond with a beach entry, paddle-boarding and canoeing, not to mention access to Tuhaye's miles of mountain bike trails and a slope for winter tubing.

Hoodoo Pavilion

Perched high on a ridge overlooking the Jordanelle Reservoir, this rustic hideaway is envisioned to include cozy gathering places and covered outdoor decks with firepits.

Hot Creek Cabin

Located just off Bandana ski run between Red Cloud and Montage, Hot Creek Cabin is intended to be a welcome respite during your ski day. Stop in to warm up, grab a snack, or relax with a glass of wine. Plenty of deck space and heaters are part of the preliminary plans for this on-mountain gathering spot.





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Real Estate Offerings

The last remaining homesites

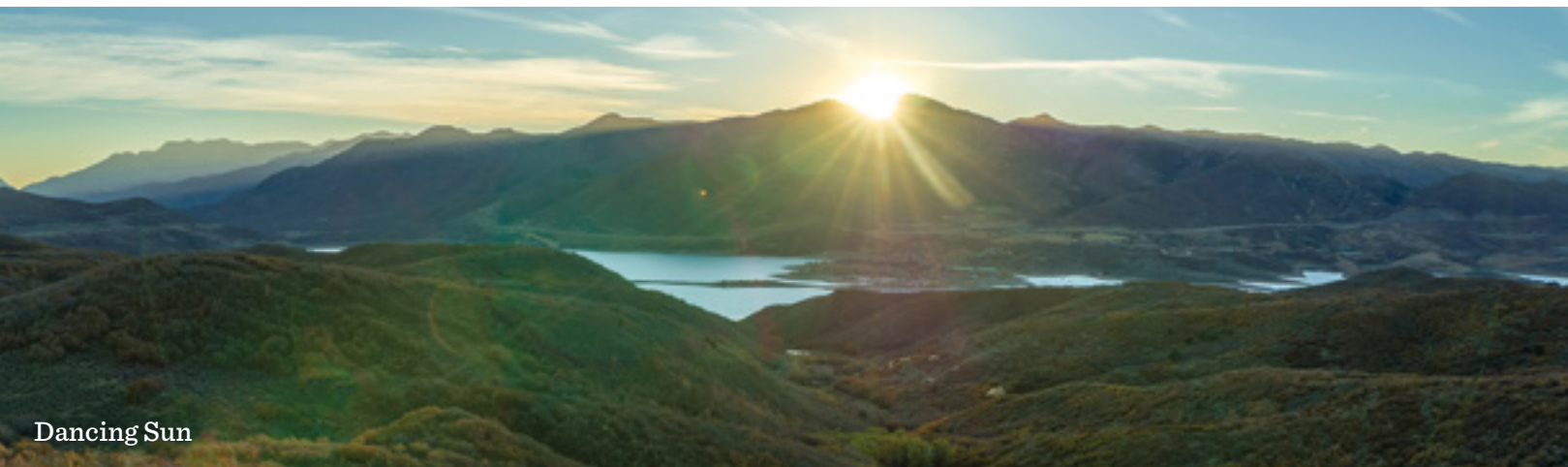
The end of a long journey is upon us—the final available developer homesites are now for sale. Among the most prized homesites in Tuhaye, this collection features coveted locations set before stunning views. Overall fewer than 70 developer homes and homesites remain available, starting from \$1 million. Visit the Welcome Center at Tuhaye or call 435-333-3617 for more information.

Dancing Sun

Introduced early in 2021, Dancing Sun is a collection of 130 custom homesites averaging one acre in size with sweeping views to the southwest. Dancing Sun sold quickly with only a few marque homesites remaining for sale. 2023 will see the continued development of this much-anticipated neighborhood.

Cougar Moon

Surrounded by 100+ acres of open space, southern exposure of these homesites ensures remarkable views—from Mount Timpanogos, the Uintas and Deer Valley to the waters of the Jordanelle Reservoir. Infrastructure construction will continue throughout all of 2023 and into 2024.



Dancing Sun



Cougar Moon

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Real Estate Offerings

Painted Bluff

As the final developer homesites to be offered, Painted Bluff is a limited collection of custom estate homesites featuring a southwest orientation embracing dramatic vistas of Deer Valley, the Timpanogos and Jordanelle Reservoir waters. Painted Bluff infrastructure is slated to start in the next couple of months and take about 14 months to complete.

The Residences at INDI Ridge

Perched high on a ridgeline embracing dramatic Deer Valley and Jordanelle Reservoir views, INDI Ridge is a limited collection of only 37 residences. Designed by architect Cobus Van Den Berg and built by Big-D Signature Homes with interiors by AMB Design, the two-story residences offer up to 4,600 SF of living space with large, open-concept living areas, expansive patios and oversized garages. Trailheads are a short walk away, allowing easy access to nearly 30 miles of trails traversing a scenic swath of the Wasatch. The first homes are expected to be released summer 2023.



Painted Bluff



INDI Ridge

MEMBER PROGRAMS

Discovery Visit & Member Referral Programs

Truly the best way for Talisker Club to grow and succeed is through our Members and their close friends. We recognize this and have developed a Member Referral Program to support and encourage your referrals of friends and colleagues.

- The Discovery Visit Program includes a 3-day, 2-night stay in one of our two Discovery Homes located adjacent to the Tuhaye Clubhouse. It gives your friends, family and associates a chance to experience the Talisker Club lifestyle for themselves. They'll enjoy a seasonal selection of activities that may include everything from winter skiing to award-winning golf or signature spa treatments to extraordinary dining at one of Talisker Club's unique venues.

- With our newest amenities, exciting new-home offerings and enhanced club activities, now is the perfect time to share Talisker Club's remarkable lifestyle. As a thank you, the new Member Referral Program provides a \$15,000 Talisker Club credit for referrals who purchase developer homes and homesites. So tell your friends, family and associates about the Discovery Visit Program and share the Talisker Club experience.

Member-To-Member Home Rental Program

Talisker Club Members are now able to rent their homes in both Tuhaye and Empire Pass on a short-term basis (29 days or less) to other Members. Members are able to view available homes and rates, and make reservations via an online link on the Member website.

Talisker Club is working with the Park City-based LQAM Group to manage Member homes and all rentals. This program is exclusively for Talisker Club Members. For more information (for rental options or to place your home in the rental portfolio) please contact Dave Guyer, Director of Property Management at dguyer@taliskerclub.com.





TALISKER CLUB

Welcome Center

10105 N. Tuhaye Park Drive, Kamas, Utah 84036

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**BERKSHIRE
HATHAWAY**
HomeServices
Utah Properties

The Talisker Club materials and the features, prices and planned amenities are based upon current development plans which are subject to change without notice. All renderings are artist conceptions for illustrative purposes only. Final built developments may be different. Any and all recreational and golf amenities and facilities will be privately owned and operated as a club with mandatory membership and mandatory membership fees payable. This does not constitute an offer to sell or solicitation of an offer to buy real estate in any jurisdiction where prohibited by law or in any jurisdiction where registration or other legal requirements have not been fulfilled. ©2023 The names and logos are licensed and registered trademarks of Storied Deer Valley, LLC.

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