

# Mayflower Mountain Resort

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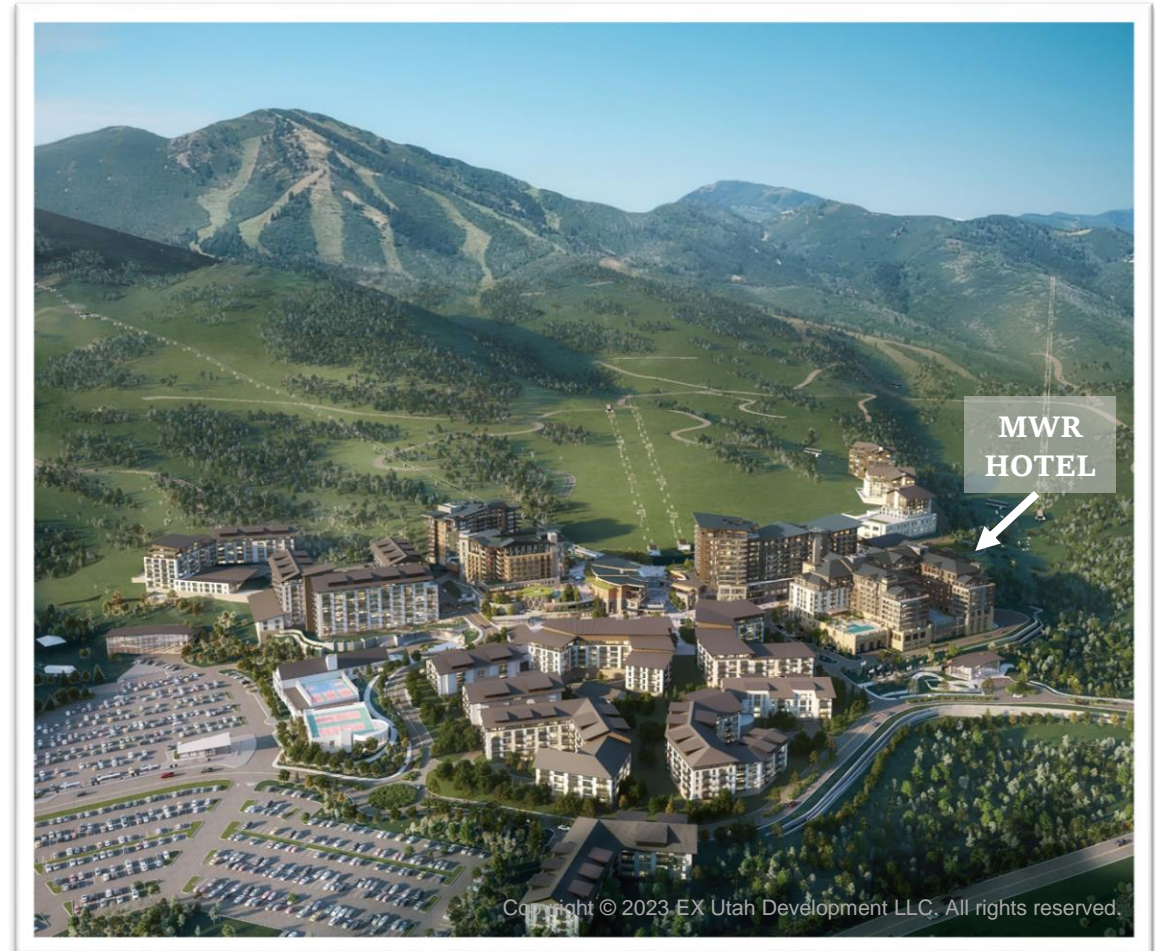




# Approved Resort Development

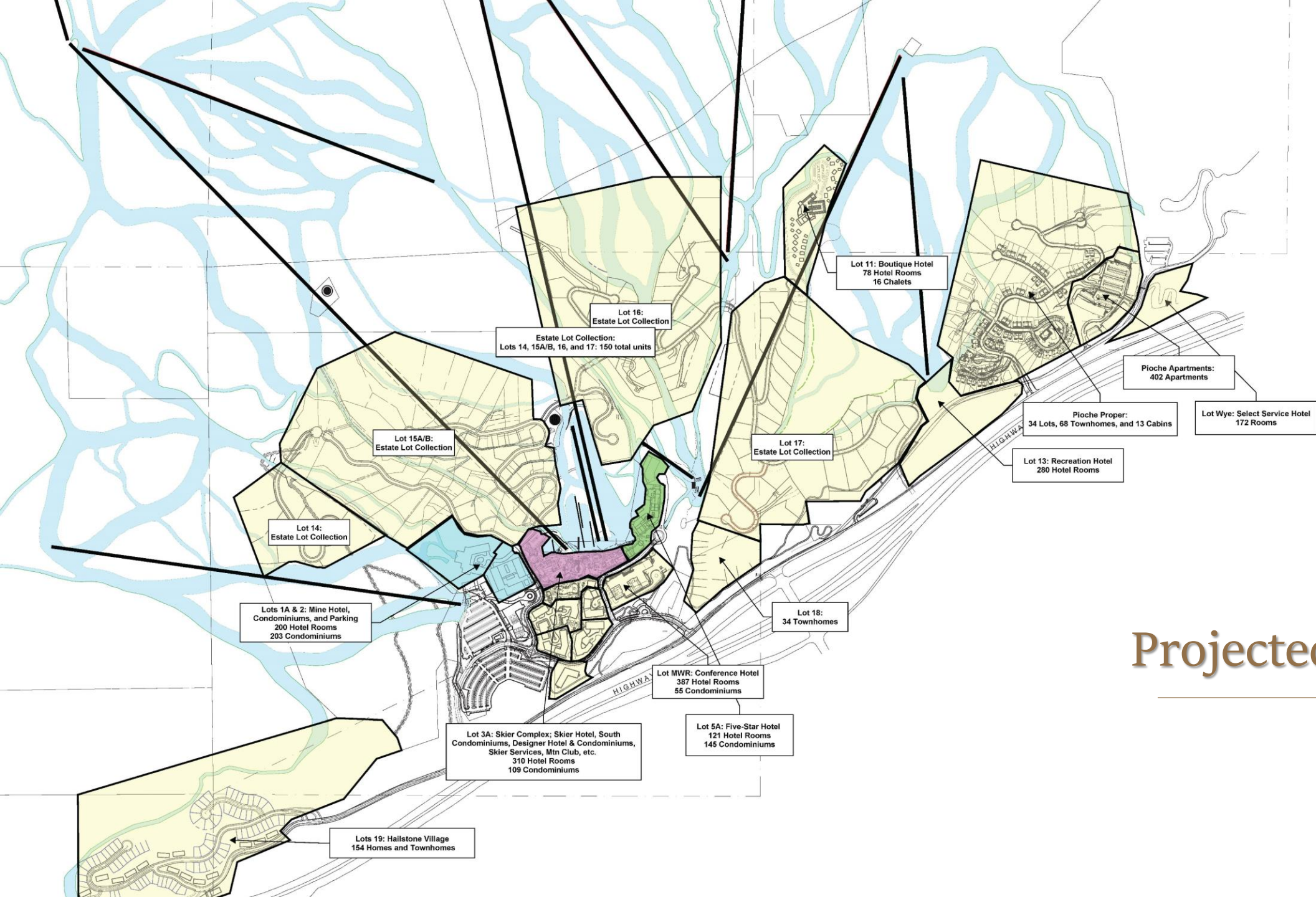
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- Nearly 6,000 acres of land, including ski terrain
- Village concentrated on 580 acres
- Up to 9 hotels
- Up to 1,800 residential units
- Planned 100,000 SF of retail and F&B
- Public recreation facility
- Pedestrian-based Village



\*Subject to change





# Projected Uses

\*Subject to change



# MWR Hotel

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- 387 Hotel rooms
- 55 Private residences
- ~642,000 SF
- Grand ballroom (~9,300 SF), the largest in Utah's mountainous region
- 10 Conference & board meeting rooms
- Fitness facility & outdoor pool
- 100 rooms reserved in perpetuity for military & members of DOD
- Dedicated Military Recreation Facility lounge

## F&B Outlets

- 3-Meal restaurant (~4,800 SF) & bar (~2,000 SF)
- Mineshaft bar (~2,700 SF)
- Coffee shop (two-story, ~1,200 SF)





# Current Construction Status

- Topping out Summer 2023
- Estimated completion late 2024





# Pioche Village Apartments

An aerial photograph of the Pioche Village Apartments complex. The complex consists of several interconnected, multi-story brick buildings with white roofs, situated in a snowy mountain landscape. A winding road and a parking lot are visible in the foreground. In the background, there is a large body of water (likely a reservoir) and snow-covered mountains under a clear blue sky.

## **4 Buildings**

Four stories each  
221,999 rentable SF total

## **402 Units**

- 65% studios
- 29% 1-bedroom
- 6% 2-bedroom

## **Ample amenity space**

## **Market-rate**

Minimum 17 units required as  
Inclusionary Housing

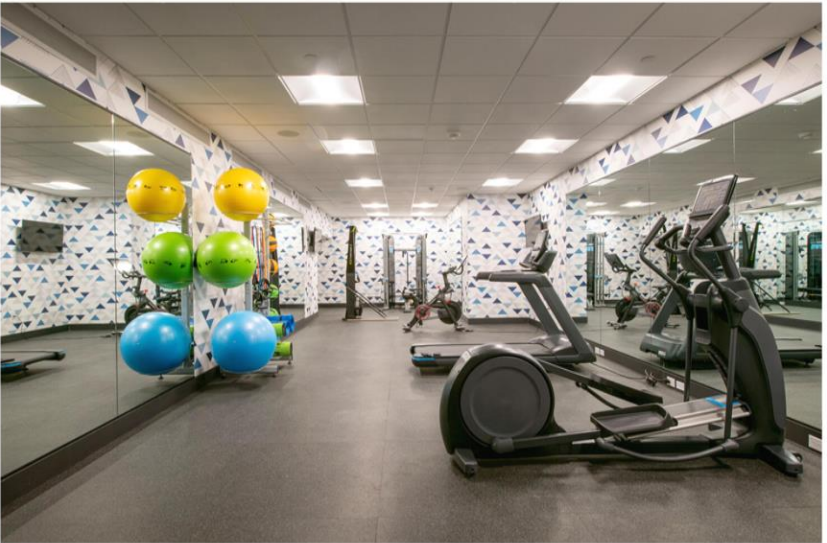
## **Currently leasing**

6- & 12-month leases

## **Managed by**

CooperWynn Property  
Management







# Skier Services Complex

Roughly 1.1M square feet comprised of multiple hotels, private condominiums, day lodge, retail, and food & beverage.



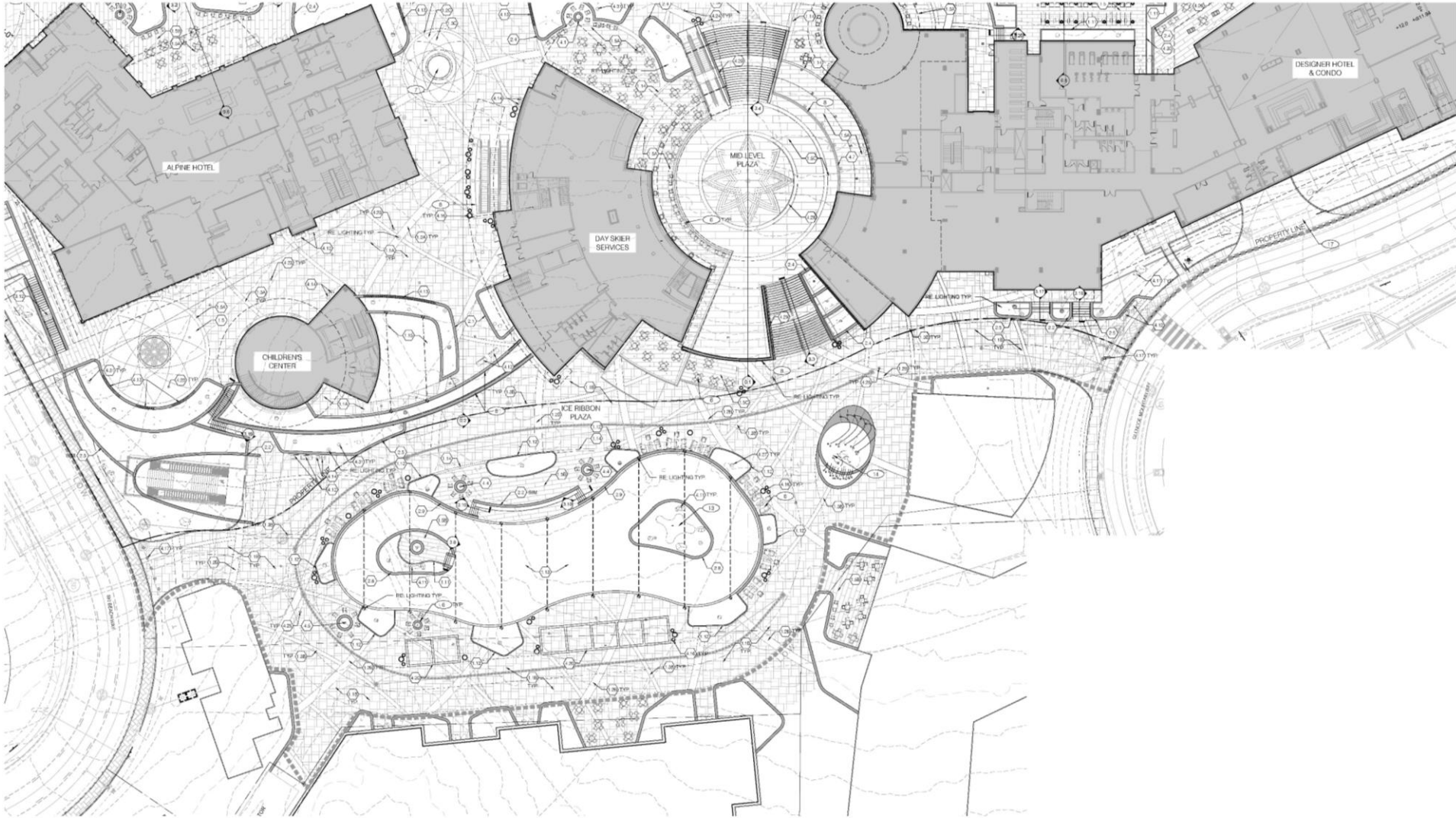
4240 Architecture released the 100% Design Development plan set for the complex and it was unanimously approved by the MIDA board on October 4, 2022.

8 to 12 restaurant & retail spaces planned in heart of Village surrounding the ice ribbon.

For commercial real estate inquiries, please email [Info@ExtellMountainVillage.com](mailto:Info@ExtellMountainVillage.com).



# Ice Ribbon Plaza





# Village Core

restaurants, retail, clubs, events





# Ski Beach

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# Mountain Amenities

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- Day lodge at base, including luxury skier services, rentals, restaurants, etc.
- Private ski club
- Ski school and children's center
- Largest ski beach in North America
- Strategically located on-mountain lodge providing services and amenities
- State-of-the-art snowmaking infrastructure
- Miles of hiking and biking trails
- 1,200 day-skier parking spots
- Shuttle transportation from day skier parking for seamless access

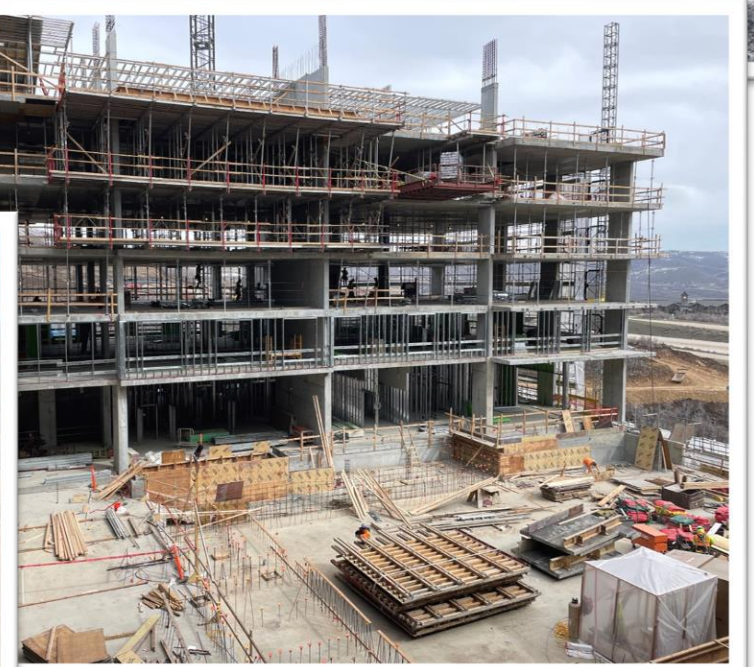
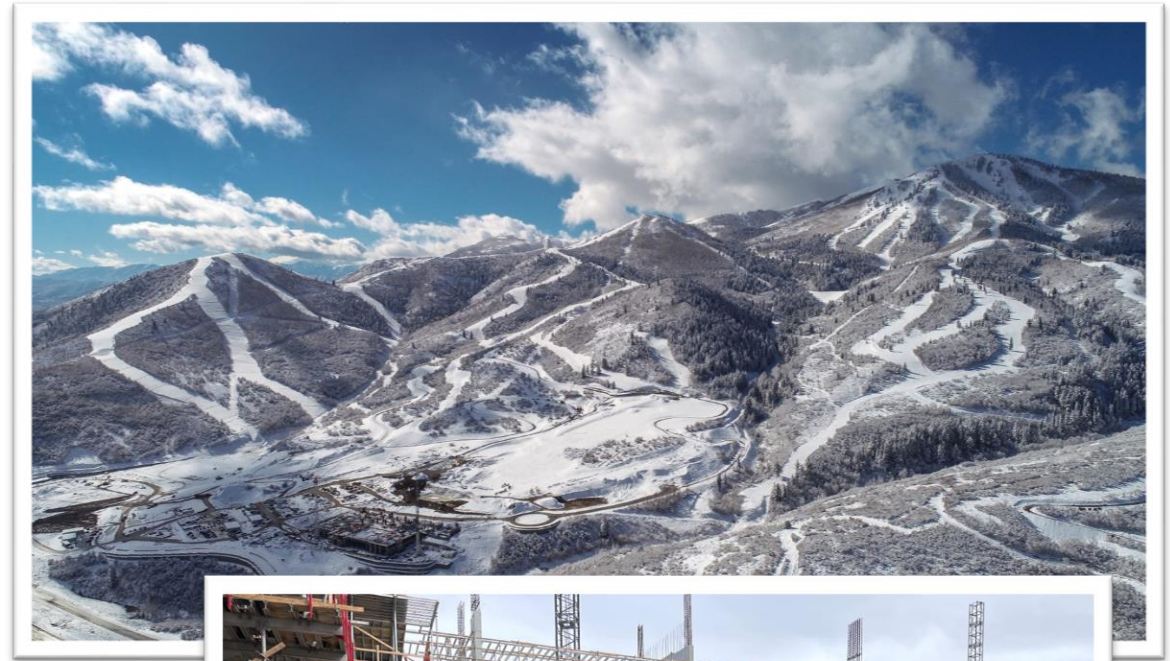


\*Subject to change



# Ongoing Construction

- North and South Hotel design has advanced beyond 100% DD
- Foundation's mass excavation is underway
- First Velveare townhomes (six units) are under construction
- The first 550 day-skier parking spots have been paved and serve a dual purpose as the cap to materials from remedial action plan
- Ongoing construction of skier bridges & shuttle tunnels





# Ski Master Plan

- 6,000 acres of total terrain
- 4,100 acres of skiable terrain
- 2,915 feet of vertical drop
- 130 named runs
- Longest run: 5.4 miles
- Up to 17 lifts
- Up to 4 on-mountain restaurants





Tours Commenced  
Winter '22/'23!



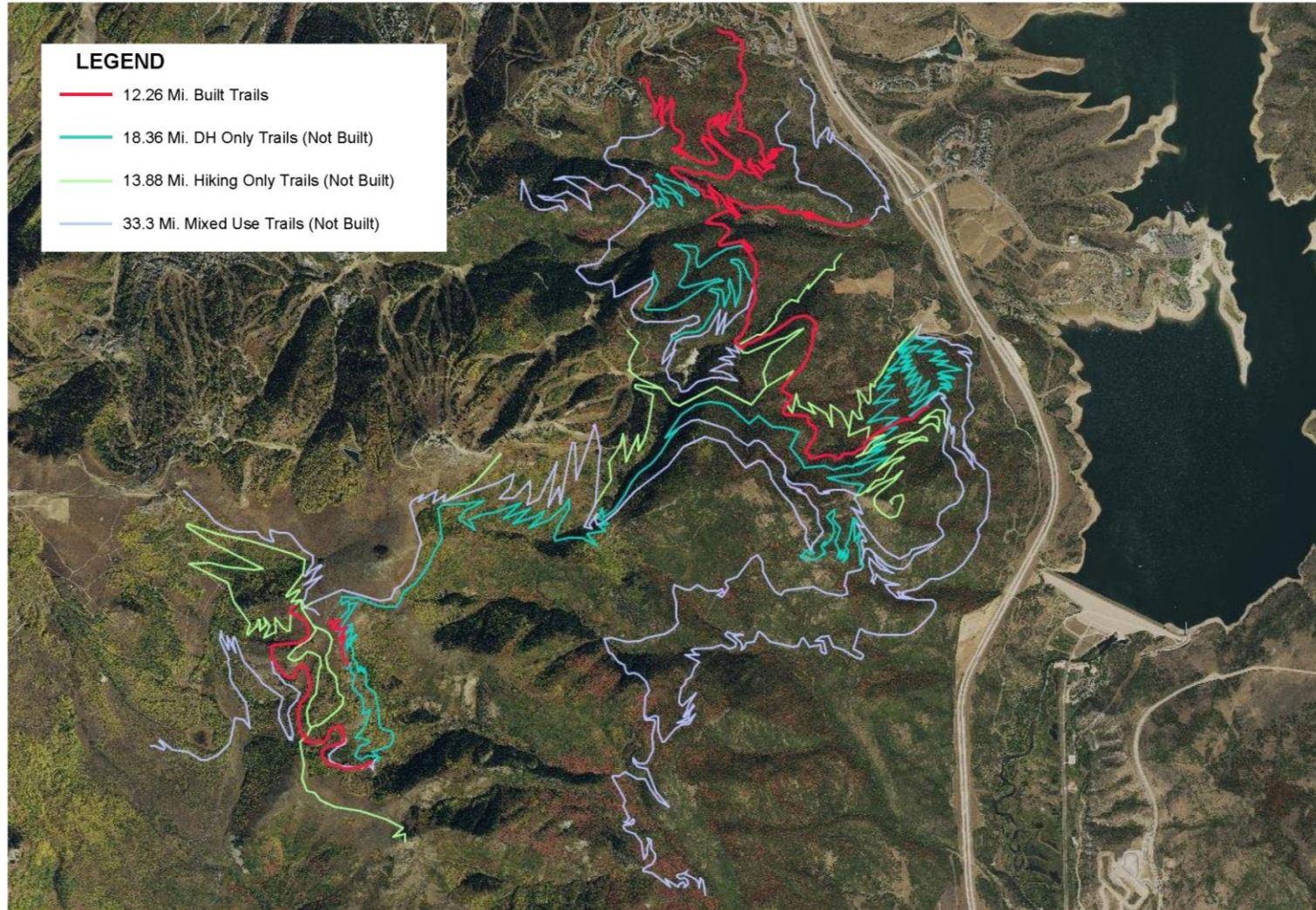
## Ski Improvements Status

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- Mountain Access roads are 95% complete and include over 20 miles of road
- Non-Culinary delivery system 70% complete
- Ski runs are 40% cleared and graded
- Lift RFP for final bid ready to be issued Q2 '23
- Final snowmaking engineering underway
- First lifts estimated to be installed for '24 / '25 ski season



# Conceptual Master Trail Plan



Over 50 miles of public hiking & biking trails planned





# Workforce Housing

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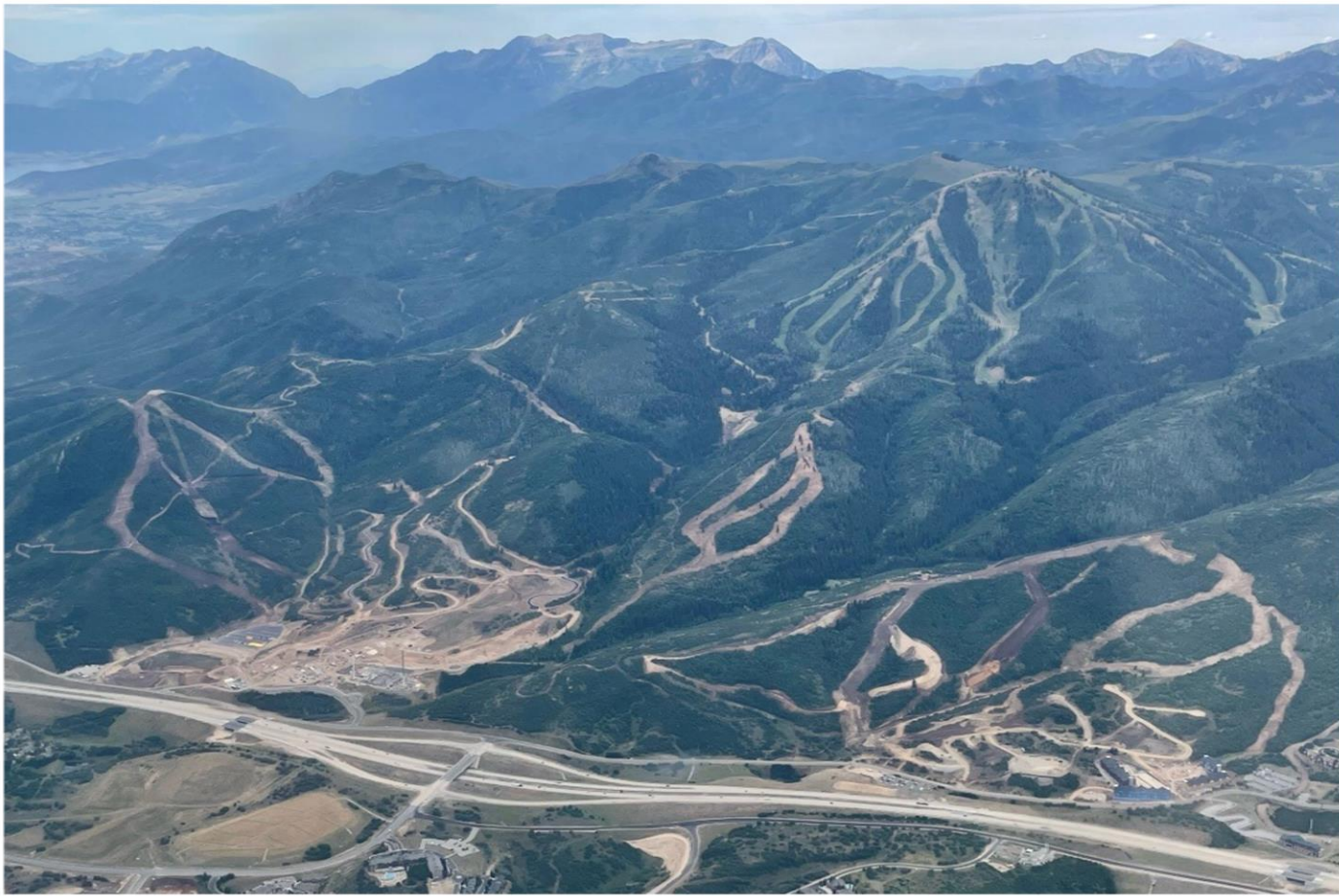
- Minimum 35,000 SF required for WFH
- Minimum 17 units of WFH within Pioche Village Apartments
- Outreach to local community for Inclusionary Housing applications commencing this month





# Highlights from 2022

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View from helicopter, August 2022

- Pioche Village Apartments:
  - 2 buildings' certificate of occupancy issued and leasing underway
  - 2 buildings substantially complete
- Skier Services Complex:
  - MIDA approved site plan and associated easements
- Voluntary Cleanup Sitework 100% complete
- Star Mine Remedial Action Plan complete
- MWR Conference Hotel topping out by end of July, over 50% of Private Residences contracted and bound
- McHenry & Overlook Plats approved and recorded; 72 remaining Marcella Estate Lots
- 44 Marcella Estate Lots sold, avg. \$2.58M
- UDOT Frontage Road realignment project approved & underway
- Governor Cox visited Mayflower August 2022 as part of Wasatch Back Economic Tour



An aerial photograph of a ski resort in a mountainous region. The terrain is covered in snow, with several ski runs visible. The resort is nestled in a valley, with mountains in the background. The sky is blue with some clouds. The overall scene is bright and scenic.

# Extell Mountain Village

PARK CITY

**Visit [ExtellMountainVillage.com](https://ExtellMountainVillage.com) to register  
your interest and stay up-to-date!**

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