

FORMERLY CLUB WYNDHAM PAGOSA SPRINGS ELK RUN, MASTER'S PLACE & VILLAGE POINTE



Minimum Overbid: \$10,006,077

* By Association: Village Pointe: \$4,993,116,
Master's Place: \$2,577,280, Elk Run: \$2,635,681

BID DEADLINE JULY 8

Southwestern Colorado Resort Redevelopment Opportunity

Offered Fee Simple, Free of Club Wyndham Brand & Management Agreements

Available Individually or in Any Combination

DETAILS

The Pagosa Springs Resort portfolio represents a unique opportunity to acquire fee-simple resort real estate in one of Colorado's most desirable and dynamic mountain markets. Featuring multiple low-rise resort buildings comprised of 70 units, each with kitchens and scenic mountain or golf course views, investors may consider conversion to boutique lodging, luxury condo residences, multifamily housing or a hybrid hospitality model. The site's accessibility, infrastructure and high barrier to new development make this offering a compelling opportunity for value creation in a proven mountain resort market.

UNIT MIX

Property	Unit Type	Unit Count
Elk Run	2BR	18
Master's Place	2BR	20
Village Pointe	2BR	32
Total		70

LOCAL INFORMATION

Pagosa Springs, Colorado is a charming mountain town in the San Juan Mountains, best known for its natural hot springs and stunning alpine scenery. Surrounded by national forest, rivers, and wilderness, it offers year-round recreation including hiking, fishing, rafting and skiing at nearby Wolf Creek Ski Area. The walkable downtown features local shops, galleries and dining that reflect the area's relaxed, welcoming character. With a blend of outdoor adventure, wellness and small-town charm, Pagosa Springs is an inviting destination in every season.

	Building Count	10
	Building Size	84,134± SF
	Year Built	1986-1990
	Parcel Size	23± AC
	Unit Count	70
	Unit Type	2 BR
	Zoning	Commercial/ Hospitality



1093 Northlake Ave.
601 Eagle's Loft Cir.
537 Talisman Dr.
Pagosa Springs, CO

BANKRUPTCY INFORMATION

U.S. Bankruptcy Court District of Colorado
Case No. 26-10311 | *In re:* Elk Run Property Owners Association, Inc.
Case No. 26-10313 | *In re:* Masters Place Condominiums Property Owners Association, Inc.
Case No. 26-10314 | *In re:* Village Pointe Property Owners Association, Inc.

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