

1999 - 2000

2

Condo Sales Information



ONLY 4 CONDOS LEFT
See page 3 for prices and availability

Located on the Lakefront at the ...



Kimberling Inn Resort & Convention Center
Overlook - A Lakefront Residential Subdivision
Anchor's Point - Luxury Lakefront Condos

P.O. Box 159
Kimberling City, MO 65686

Bus. 417-739-2868
Bus. 800-886-8714
FAX 417-739-1850
Mobile 417-335-3491
Res. 417-739-4499

Bob Samuelson
Sales Director

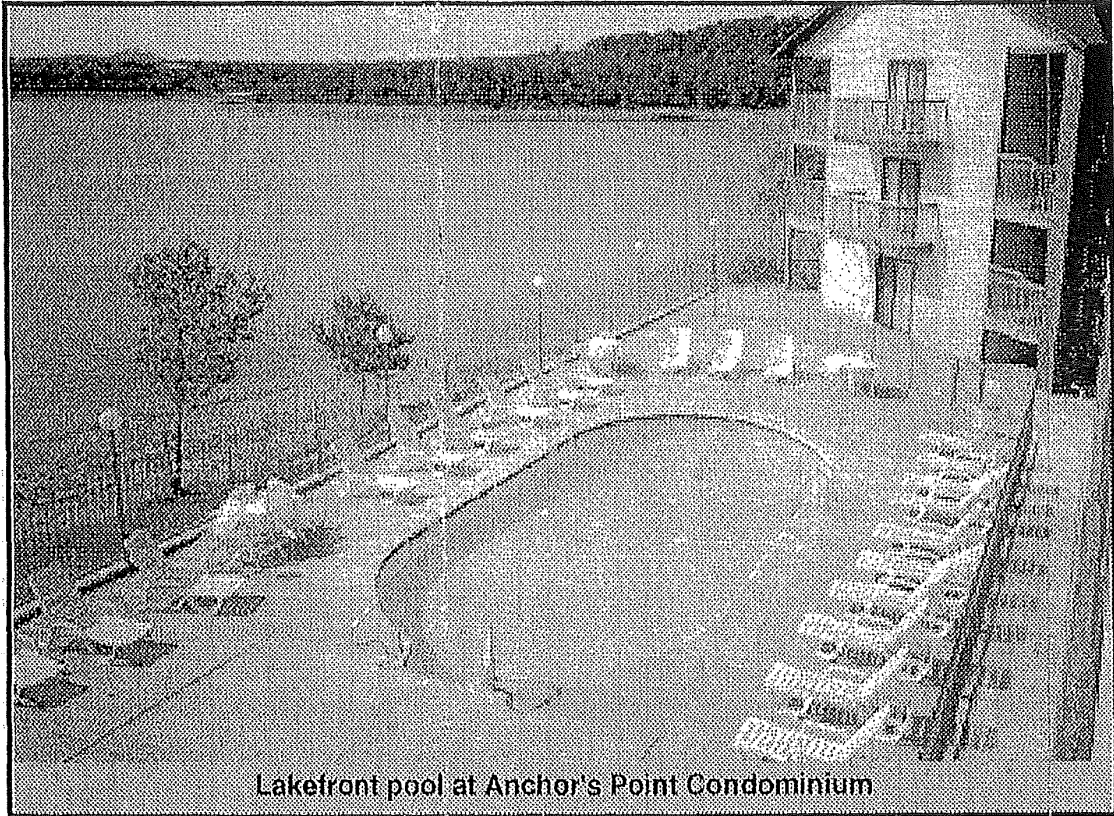
Dealing in properties owned and developed by C. James Christianson

Land & Resort Developers on Table Rock Lake

EXHIBIT

C

APCOA 000209



Lakefront pool at Anchor's Point Condominium

The following amenities are located on site at the Kimberling Inn Resort and are all within easy walking distance from Anchor's Point Condominium Units.

- Three Outdoor Swimming Pools
- Indoor Heated Swimming Pool
- Two Tennis Courts
- 18-Hole Miniature Golf Course
- Health Spa
- Sauna & Steam Room
- New in 1995** → 12 ABC & WIBC Approved Bowling Lanes
- New in 1995** → Video Arcade Room
- Boat Launching Ramp
- Boat Slips
- Boat Rentals
- Pier Restaurant Garden Terrace Restaurant Ahoy's Food & Spirits
- New in 1995** → The Pizza Galley



TABLE ROCK LAKE

SHORELINE

TABLE ROCK LAKE

SHORELINE

PHASE V

POOL

PHASE V

PARKING LOT

PHASE V

PHASE V

TABLE ROCK LAKE

SHORELINE

PHASE IV SOLD OUT

PHASE III SOLD OUT

PHASE II SOLD OUT

PHASE V

OUR FINAL PHASE OF CONDOS

SOLD	#464	SOLD	#458	SOLD
SOLD	#462	SOLD	#456	SOLD
SOLD	#450	SOLD	#454	SOLD
\$125,000				

SOLD	#482	SOLD	#470	SOLD
SOLD	#480	SOLD	#468	SOLD
SOLD	#478	SOLD	#472	SOLD
\$119,000				

SOLD	#484	SOLD	#488	SOLD
SOLD	#492	SOLD	#486	SOLD
SOLD	#490	SOLD	#484	SOLD
\$123,000				

POOL LEVEL

POOL LEVEL

THE ABOVE PRICES ARE "FULLY FURNISHED"



SITE LAYOUT

67 UNITS TOTAL

PHASE I	12 UNITS	SOLD OUT
PHASE II	6 UNITS	SOLD OUT
PHASE III	9 UNITS	SOLD OUT
PHASE IV	19 UNITS	SOLD OUT
PHASE V	21 UNITS	

LOCATION

**Your new lakefront "Anchor's Point" Condominium
may be used in any or all of the following ways:**

1) Permanent Year Round Residence

Hassle free living. Your condo association provides for the maintenance of the exterior of the building and the common grounds. No leaves to rake, painting to do, etc. Take advantage of all the amenities, lakefront location and convenience to shopping facilities.

2) Second Home

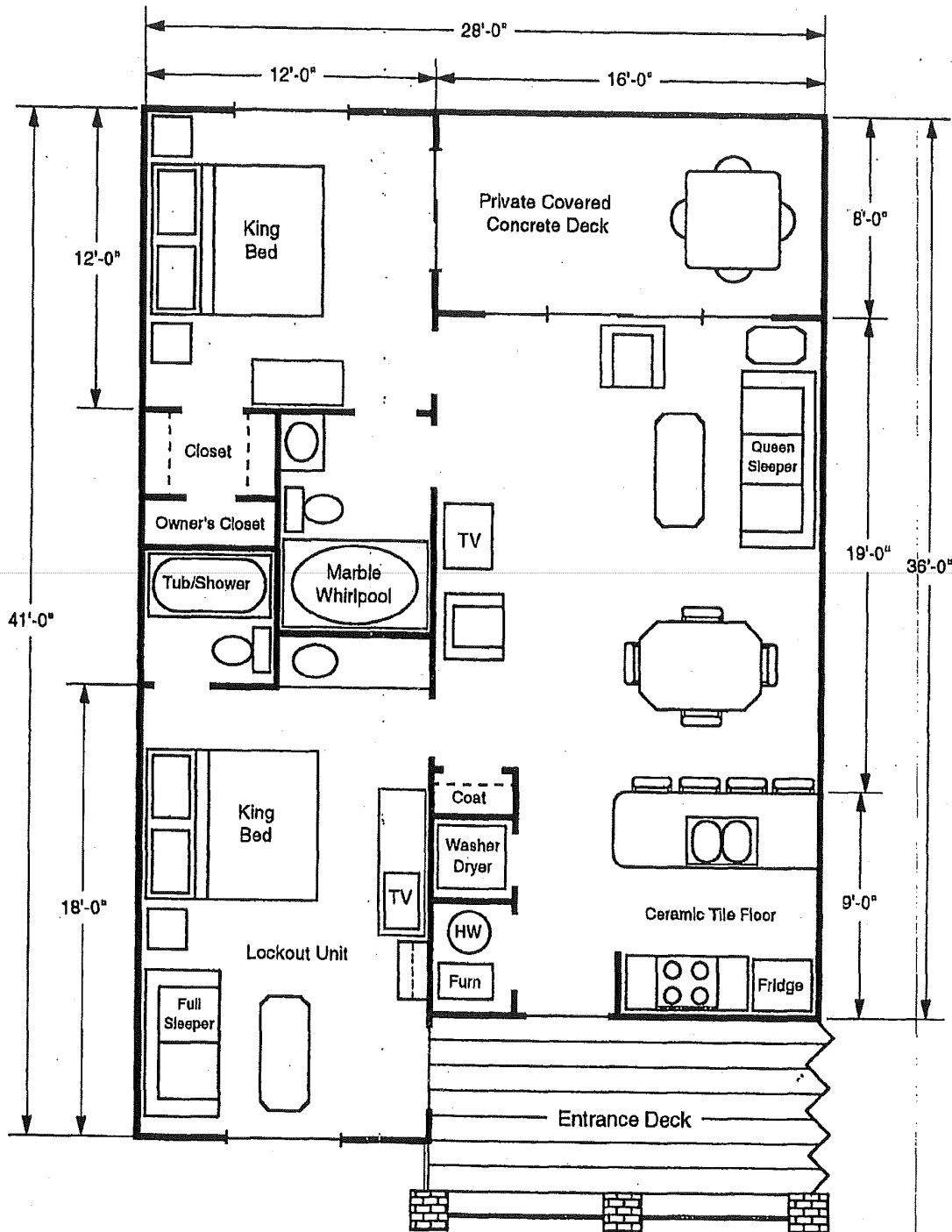
Live with us just part of the year or use your new condo as a weekend get-away. Whenever the urge strikes, just hop in the car and head for the crystal clear waters of Table Rock Lake. There's no need to worry about reservations or the high cost of motels. Doesn't a weekend in your luxury condo sound like a great gift for a friend, relative, business associate or maybe even your top employee?

3) Investment/Income Property

When you are not using your new condominium, you may wish to place it in the Kimberling Inn Resort and Convention Center's Nightly Rental Management Program. These new units adjoin their property and have gained the distinction of being the finest Luxury Condominium rentals anywhere on the shores of Table Rock Lake. The Kimberling Inn Resort & Convention Center does all of the advertising, reservations, bookkeeping, etc. and you receive **60% of the nightly rental income, and 100% of the income tax advantages.** Your new condo has been designed with a Lockout Unit that can be closed off from the rest of your condo. The lockout unit is the same size as a motel room and has its own bathroom and a separate outside entrance. Your new condo can generate income by being rented as a two bedroom condo or as a one bedroom condo and a motel room.

BEST USE ←

Table Rock Lake - Main Channel View



Interior Floor Space 940 square feet
 Private Covered Deck 128 square feet
TOTAL1068 SQUARE FEET

Scale: 1" = 6'

THE BELOW ITEMS ARE INCLUDED IN THE PURCHASE PRICE OF EACH CONDO

LOCATION

KITCHEN

- Dishwasher
- Washer-Dryer
- Microwave
- Range with Oven
- Refrigerator with Ice Maker
- Coffee Pot
- Can Opener
- Toaster
- Blender
- Portable Mixer
- 3 Piece Mixing Bowl Set
- 2 Casserole Dishes
- Juice Pitcher
- Salad Bowl Set
- 1 Set Salt & Pepper Shakers
- 1 Three Piece Knife Set
- 1 Colander
- 1 Seven Piece Utensil Set
- 1 Corkscrew
- 8 Placemats
- 8 Coffee Mugs
- 8 Bowls
- 1 Eight Piece Cookware Set
- 1 Set of 8 Glasses (juice)
- 1 Set of 8 Glasses (water)
- 1 Set of 8 Glasses (highball)
- 1 Set of 8 Glasses (wine)
- 1 Set of 8 Glasses (mugs)
- 1 Set Eight Piece Flatware
- 1 Grater
- 1 Vegetable Peeler
- 1 Cutting Board
- 1 Ice Bucket
- 1 Cutlery Tray
- 1 Bottle opener

LIVING-DINING ROOM

- 19" TV
- Queen Sleeper Sofa
- Cocktail Table
- 2 Living Room Chairs
- Corner Table
- One Three Drawer Chest
- Table Lamp
- Dining Table
- 4 Dining Chairs
- 4 Bar Stools
- Full Length Mirror-Dining Area
- Wall Mirror
- Two Pieces Artwork
- Verticle Blinds
- Smoke Alarm
- Vacuum

MASTER BEDROOM

- King Headboard
- King Bedbase
- King Boxspring
- King Mattress
- Two Single Arm Wall Lamps
- One Three Drawer Chest
- Mirror Over Chest
- Two Night Stands
- Clock Radio
- Verticle Blinds
- One Piece Art Work

LOCKOUT UNIT

- King Headboard
- King Bedbase
- King Boxspring
- King Mattress
- Two Single Arm Wall Lamps
- Table Lamp
- Night Stand
- Full Sleeper Sofa
- Cocktail Table
- Credenza
- Mirror Over Credenza
- Clothes-Luggage Rack
- Wall Vinyl-Feature Wall
- Verticle Blinds
- 19" TV
- Clock Radio
- 2 Pieces Art Work
- Wall Unit-Heat & Air
- Full Vanity Mirror
- Strip Lighting Above Mirror
- Wall Vinyl-Bathroom
- Towel Bars
- Smoke Alarm

DECK

- Patio Table
- 4 Patlo Chairs

LOCATION

Anchor's Point Condominium Owners Association

Annual Budgeted Items

Hazard Insurance (Includes \$15,000 contents, \$5,000,000 Liability and replacement of unit)	\$429.00
Sewer (Kimberling City municipal sewer system)	264.00
Cable TV (Multivision cable TV)	192.00
Payment to Kimberling Inn Homeowners Assoc. (Water, maintenance on roads for ingress & egress, use of pool & tennis ct.)	150.00
Common Area Maintenance	100.00
Management	60.00
Accounting	60.00
Trash Collection (Renfro's Refuse Co.)	50.00
Utilities (Parking lights, deck lights, pool)	25.00
Parking Lot and Road Maintenance (condo common area only)	20.00
Repair and Maintenance Reserve (Roofs, siding, entries, bridges, parking lots, etc.) NOTE: As of February 1995 the Association Reserve Account was at \$42,000 plus.	150.00
Total Annual Assessment	<u>\$1500.00</u>

\$125.00 Per Month

Note: Your association fee includes unlimited usage of the following amenities at no additional charge: three outdoor pools, indoor heated swimming pool, sauna, steam room, hot tub, 2 tennis courts, launching ramp, mini golf, health club. Condo owners also receive a 10% discount at the Hill Billy Bowl, Galley Pizza, Garden Terrace Restaurant, Pier Supper Club and Ahoy's Restaurant.



Rental Management Program

The Kimberling Inn Resort & Convention Center is owned and managed by the Kimberling Inn, Inc., a professional resort and hotel management company. Nightly motel and condo rental is **not** a sideline for us, it is our main business and number one source of revenue. We are proud to say that due to our easily accessible location, outstanding facilities and excellent service we have become the area's most popular "Destination Resort".

#1 in Location - The Kimberling Inn is located on Missouri Highway 13 just 9 miles southwest of Silver Dollar City, away from the congested traffic in Branson yet easily accessible to all area attractions.

#1 in Amenities - Three outdoor swimming pools, tennis courts, miniature golf, indoor heated swimming pool, complete fitness center, bowling center, boat launching ramp, boat docks and more.

#1 in Food Service - Our Garden Terrace Restaurant, Ahoy's and Pier Supper Club need no explanation.

#1 in Luxury Accommodations - The addition of "Anchor's Point" condos clearly affords us this distinction.

#1 in Service - Many hundreds of families return to the Kimberling Inn year after year. We don't sell arts and crafts, we don't have amusement rides, we don't have a music show.....we are a service organization and *service* is basically all we have to sell !

Although we do attract some of our business from our signs that can be seen from the highway, the vast majority of our business comes from advance bookings. During our peak season, it is not at all unusual to be "sold out" many days in advance. Now, more than ever, with the addition of our "Anchor's Point" condos and our newly remodeled banquet room, we are actively pursuing and acquiring group and convention business.

Advertising: We are an active member of both the Branson Chamber of Commerce and the Table Rock Lake/Kimberling City Area Chamber of Commerce. Hundreds of thousands of families inquire to our Chambers every year requesting information about vacationing in this area. When a family inquires to either Chamber, they are sent a full color "Visitor's Guide" book along with a packet of brochures about area attractions and accommodations. We maintain an advertisement in both books as well as one of our full color brochures being inserted into each and every packet. Our annual ad in the Kimberling City "Visitor's Guide" is a two page full color spread on the inside front cover !

LOCATION

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Group Sales: Our group sales department was created in 1989 due to the large number of unsolicited inquiries we received pertaining to family reunions, major fishing tournaments, business meetings, conventions, etc. Our group sales department not only sells our motel and condo rentals, but also helps to coordinate meeting facilities and food service. With the ongoing expansion of our meeting rooms and banquet facilities, we have now become THE Resort/Convention Center on Table Rock Lake. Having luxury condos available on a nightly rental basis is a must for our convention business.

Anchor's Point Rental Condos: By placing your new Anchor's Point condo in our nightly rental program, you will receive 60% of the income and 100% of the tax advantages. The 40% retained by the Kimberling Inn goes to pay for advertising, group sales commissions, travel agent's fees, management and bookkeeping. We provide you with computer reports and disburse on a quarterly basis.

Q. If I place my new condo in your rental program can I still use it myself?

A. Yes! Just let us know in advance of the days, weeks, or even months that you personally intend to occupy your condo. We will simply remove it from the rental program during those times.

Q. Can I use my condo on the spur of the moment?

A. Certainly! Just call our reservation department and tell them that you want to use your condo. They'll check for advance reservations and if your condo is available, they'll reserve it for you. Even if your condo has already been reserved, they'll check to see if they can simply move the reservation to another condo. Keeping this in mind, you will probably want to keep a shaving kit, makeup, extra clothes, etc. in your lockable hidden closet for those last minute get-aways.

Q. Do I have to pay a nightly fee when I use my own condo?

A. No. We do, however, charge your account a \$25 one time cleaning fee upon your departure so that we can get it cleaned and ready for the next renter.

Q. Can I stay in the one bedroom part of my condo while someone else rents the lockout?

A. Yes. That's the beauty of the lockout unit. You can actually be using your condo while generating an income at the same time.

Q. How much should I expect to pay for yearly property taxes?

A. The current State, County and City property taxes are approximately \$650 per year.

Q. Once I own the condo what bills should I be expecting to pay and about how much will they run?

A. You will have the following monthly expenses:

Condo Association Dues	125.00
Electricity (based on past averages)	75.00
TOTAL MONTHLY EXPENSES	\$200.00

Water, sewer, cable TV and trash pickup are provided by your condo association at no additional charge. Local telephone service is provided through the Kimberling Inn at no charge. To place a long distance call you must use your telephone calling card.

Q. Are there any federal income tax advantages other than the interest paid on a mortgage?

A. Yes! Depending on your personal use you may be able to deduct your condo association dues, electric bill and take depreciation on both your furniture and the unit. See the Anchor's Point Sales Director, Bob Samuelson, for a complete written explanation.

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Anchor's Point - Luxury Lakefront Condos	
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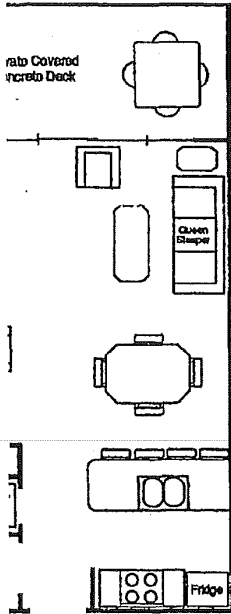
LOCATION

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Lakefront Condos Nightly Rental Rates

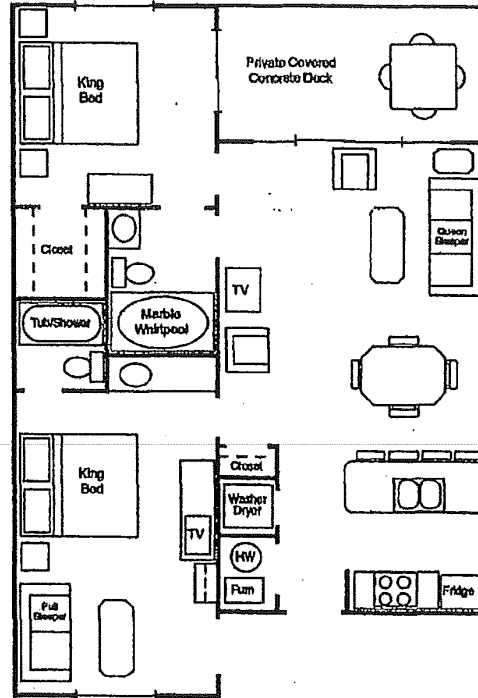
n Channel View



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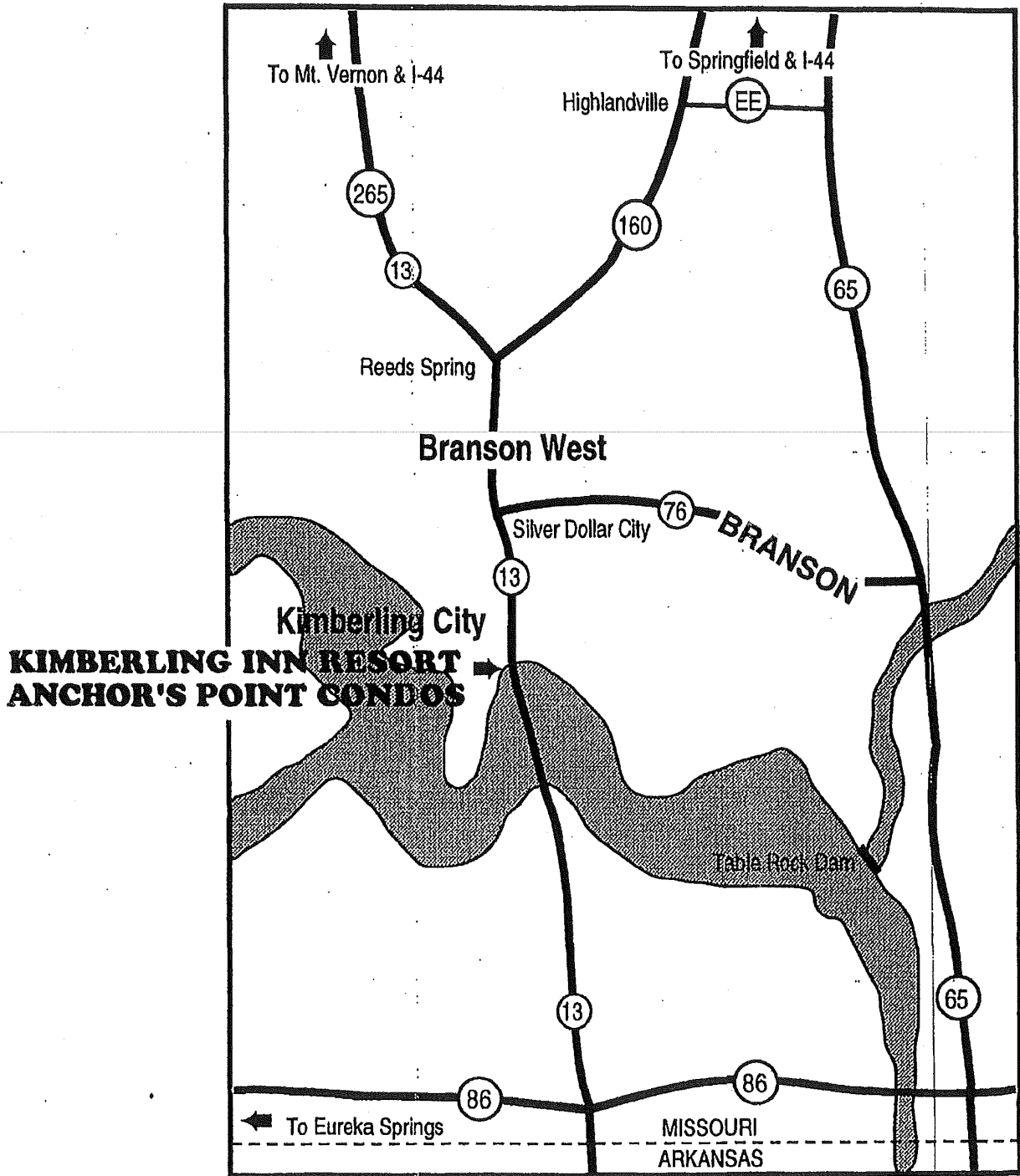
ry	\$ 69.50
.	\$ 79.50
.	\$124.50
ember	\$ 79.50

Lakefront - Main Channel View



Two Bedroom Unit

January thru February	\$ 89.50
March thru April	\$ 99.50
May thru October	\$ 159.50
November thru December	\$ 99.50



800-833-5551

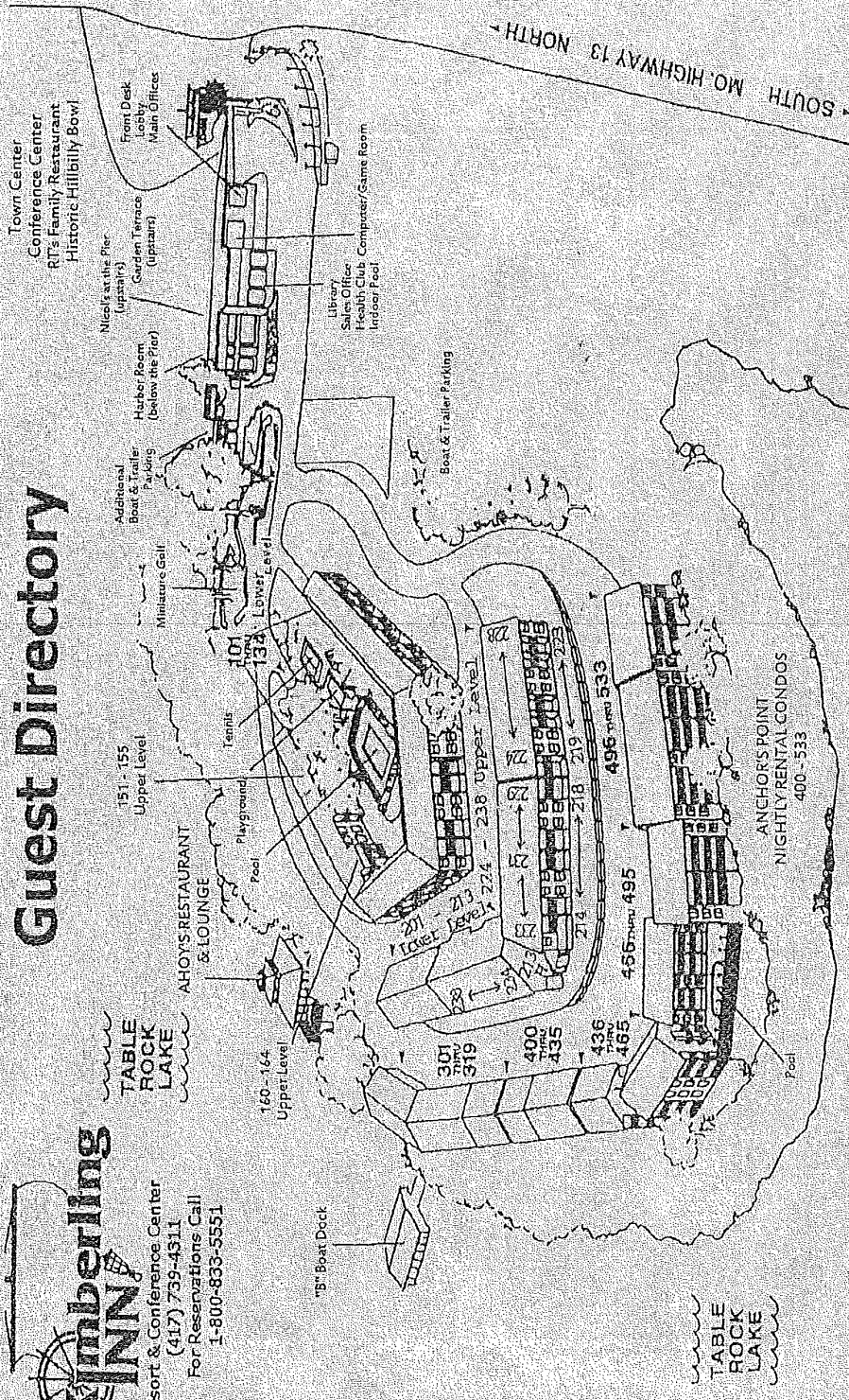
417-739-4311

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Guest Directory

Kimberling INN
Resort & Conference Center
TABLE ROCK LAKE
For Reservations Call
1-800-833-5551
(417) 739-4311

Branson



Historic Hillbilly Bowl
739-4425
Leagues & Open Bowling
Call for open bowling times
Conference Center
Orzark & Daisy Mae Rooms
Located in the back
Game Room

RT's Family Restaurant
739-4005
Specialty Pizzas, Sandwiches,
Dinner Entrees
Daily Specials
Open: 11am to close
Come enjoy a drink with us
At the cocktail Lounge

WELCOME
BACK TO YOUR
HOME AWAY FROM
HOME
WE HOPE YOU ENJOY
YOUR TIME AT
OUR
BEAUTIFUL RESORT

Nicols at the Pier
Open for Dinner
Tue-Sat
5pm to 9pm
Casually elegant dining
with a panoramic view
of Table Rock Lake
Pier Lounge Open
At 5pm to close
Ext. 7714

Under Construction
Garden Terrace Restaurant
Open Daily
for Breakfast & Lunch
8am to 2pm
Located at
Nicols at the Pier
Call to book your next
Special Event
Ext. 7701

Guest Services
For Area Attractions
& Tickets
Contact Our
In House
Department
Jan-7739
Mary-7743
Sat 12:30pm to 6:30pm
Sun-Thur 8am to 3:30pm
Closed Friday
Extended hours if
needed

SOUTH MO. HIGHWAY 13 NORTH