

Victim's Relief, Inc.

Mission Statement:
Provide legal solutions to timeshare owners
in dealing with the difficulties of continued ownership.
IRS 501(c)(3) non-profit corporation

We are not attorneys and are expressing our experienced opinions within these answers.
If you are concerned, please contact an attorney for clarification.

FAQs

Is the Resort making any money? You bet!!

Consider just a small resort with only 28 actual 2 bedroom + 2 bath condos built out and sold as either a small owner occupied condo complex or as a timeshare resort. Your timeshare may be in a much bigger complex, but it's only a difference of scale. The percentages work out the same.

The below table shows a comparison of profits for the same property sold as either a condominium or as individual timeshare units.

The highlighted sections should be of interest to you.

Development Cost	Condo Costs		Timeshare Costs	
28 unit 2Bd/2Ba complex	Cost	% of Cost	Cost	% of Cost
Land	\$375,000	17.2%	\$375,000	17.2%
Engineering/Surveying	\$34,300	1.5%	\$34,300	1.5%
Site Improvements	\$314,300	14.4%	\$314,300	14.4%
Project Management	\$150,000	6.8%	\$150,000	6.8%
Buildings	\$1,112,500	51.3%	\$1,112,500	51.3%
Soft Costs	\$174,400	8%	\$174,400	8%
Sales Costs	\$19,000	0.8%	\$19,000	0.8%
TOTAL DEVELOPMENT COST	\$2,160,600	100%	\$2,160,600	100%
Number of condos	28	.	.	.
Number of timeshares (50 weeks x 28 units)			1400	.
Cost/unit	\$77,164	.	\$1,544	.
Sale price/unit	\$95,900		\$10,000	
Profit/unit before marketing	\$18,736		\$8,456	
TOTAL REVENUE FROM SALES	\$2,685,200	100.0%	\$14,000,000	100%
Marketing Costs	\$151,242	7%	\$2,100,000	15%
TOTAL EXPENSES	\$2,311,842	86%	\$4,260,600	30.4%
Net Profit	\$373,358	13.9%	\$9,739,400	69.6%
Net Profit/unit	\$13,342	14%	\$7,457	
Units needed to pay all expenses	24	86%	426	30%

Consider this - On a resale basis, have you ever heard of real estate, houses, or timeshares being sold marked down as "used".

Victim's Relief, Inc.
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