

JUNE MOUNTAIN INCREMENTAL SKIER VISIT ANALYSIS

Additional Skier Visits required to support \$18.4 million Phase I on mountain improvements
(Per Carl William's Presentation on May 24, 2006 to the June Lake Coalition)

117,326

<u>Hotel Room Equivalent - Occupancy Model</u>	<u>Mammoth Mountain</u>	<u>June Mountain</u>
Season Days	150	120
Average Occupancy	68.00%	68.00%
Ski Factor	70.00%	70.00%
Heads Per Hotel Room Equivalent	1.6	1.6
Skier Visits Per Hotel Room Equivalent	114.2	91.4
Additional Hotel Room Equivalents Required	1,027	1,284

NON-HOTEL SKIER VISIT GENERATION RATES

<u>Single Family Home or Lot</u>	<u>Mammoth Mountain</u>	<u>June Mountain</u>
Season Days	150	120
Average Occupancy	12.00%	12.00%
Ski Factor	40.00%	40.00%
Heads Per Single Family Home	4.0	4.0
Skier Visits Per Single Family Home	28.8	23.0

<u>Townhome</u>	<u>Mammoth Mountain</u>	<u>June Mountain</u>
Season Days	150	120
Average Occupancy	24.00%	24.00%
Ski Factor	40.00%	40.00%
Heads Per Townhome	3.2	3.2
Skier Visits Per Townhome	46.1	36.9

<u>Condominium</u>	<u>Mammoth Mountain</u>	<u>June Mountain</u>
Season Days	150	120
Average Occupancy	36.00%	36.00%
Ski Factor	65.00%	65.00%
Heads Per Condominium	2.4	2.4
Skier Visits Per Condominium	84.2	67.4

<u>Timeshare</u>	<u>Mammoth Mountain</u>	<u>June Mountain</u>
Season Days	150	120
Average Occupancy	80.00%	80.00%
Ski Factor	70.00%	70.00%
Heads Per Timeshare	2.0	2.0
Skier Visits Per Timeshare	168.0	134.4

Option 1 Intrawest property with 1300 units (14 units per acre)

	# of units	Generation rate	Total
Hotel room equivalents (area 1)	1100	91.4	100,540
Condos (Area5)	52	67.4	3,504
Townhomes (areas 4 & 2)	98	36.9	3,616
Single Family (areas 3 & 4)	70	23	1,610
Affordable housing (areas 4 & 5)	130	23	2,990

Grand total skier visits generated			112,260
Density	Area 1	44 units per acre	
	Area 2	6.8 units per acre	
	Area 3	2.8 units per acre	
	Area 4	6.8 units per acre	
	Area 5	5.3 units per acre	

Option 2 Intrawest property with 900 units (9 units per acre)

	# of units	Generation rate	Total
Hotel Room Equivalents (area 1)	800	91.4	73,120
Condos (area 5)	52	67.4	3,504
Townhomes(areas 4 & 2)	98	36.9	3,616
Single Family(areas 3 & 4)	70	23	1,610
Affordable housing (areas 4 & 5)	90	23	2,070

Grand total skier visits generated			83,920
Density	Area1	24 units per acre	
	Area 2	6.8 units per acre	
	Area 3	2.8 units per acre	
	Area 4	6.8 units per acre	
	Area 5	5.3 units per acre	

Option 3 Intrawest property with 499 units (5.5 units per acre)

	# of units	Generation rate	Total
Hotel room equivalents(area1)	346	91.4	31,624
Condos(area5)	82	67.4	5,526
Townhomes (areas 4 & 2)	82	36.9	3,025
Single Family (areas3 & 4)	70	23	1,610
Affordable (area 4 & 5)	40	23	920

Grand total skier visits generated			42705
Density	Area 1	10.6 units per acre	
	Area 2	6.8 units per acre	
	Area 3	2.8 units per acre	
	Area 4	6.8 units per acre	
	Area 5	5.3 units per acre	

Other potential warm beds

	Acres	Type	Quantity	Generator	Total	Notes
Fern creek (now 14 large units)	1.6	hotel	40	91.4	3,656	
Carson Peak Inn	1.1	0				
Leuschner	2	condo	20	67.4	1,348	
Reverse Creek+ 2 neighbors	2.4					
South of Reverse	1.1	condo	20	67.4	1,348	
Across street	1	townhome	20	36.9	738	
Whispering Pines(now 20 motel u	1.9	hotel	30	91.4	2,742	
Red Lion	1.2	0				
Jerry Core	20	0				
Sierra Inn	1.6	hotel	40	91.4	3,656	
Cherokee, Golden pines	4	hotel	168	91.4	15,355	
Silver Lake pines tract	2	hotel	110	91.4	10,054	
By Interlaken	14	condo	60	67.4	4,044	
			Grand Total	42,941	(Total other potential)	
Rodeo Grounds	90					

Grand Total Skier Visits Generated

	Rodeo	plus other	Equals
Option 1	112,260	42,941	155,201 (Option 1 plus other)
Option 2	83,920	42,941	126,861 (Option 2 plus other)
Option 3	42,705	42,941	85,646 (Option 3 plus other)