



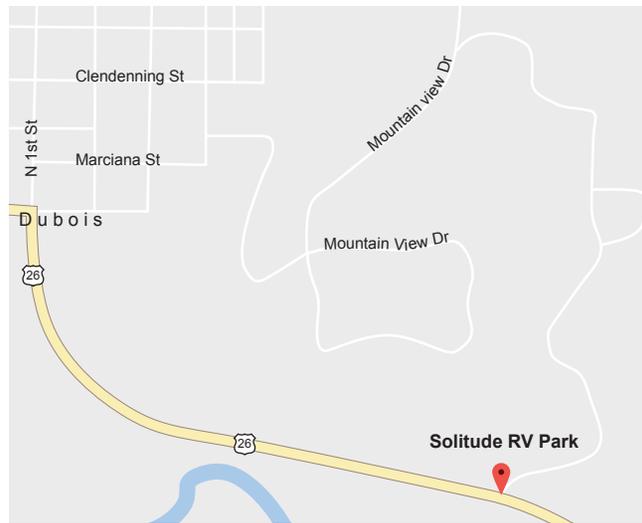
ABOUT SOLITUDE

Solitude is a newly opened luxury RV property nestled on 72 acres in the Badlands of Dubois, WY, the sportsman's playground of the West.

We are offering daily, weekly, monthly and annual leases on 19 RV sites. Amenities include high speed WiFi for the entire property, direct access to hunting, fishing and mountain biking areas, short drive to excellent snowmobile areas such as Togowotte and Union Pass.

Sites are individually metered for electricity, and include pure water from a private well and sewer. Annual leases have the option of entering into a sub-lease arrangement with Solitude where proceeds of the short term rental will be split equally between Solitude and the annual lessee.

Most sites have privacy and unparalleled views of the Wind River mountains and the badlands.



LOCATION

Adjacent to Dubois, East on US Hwy 26.
Take the Solitude Road North.
Half mile to the Solitude Office.
GPS Coordinates: 43°31'41.8"N 109°37'06.7"W

CONTACT US

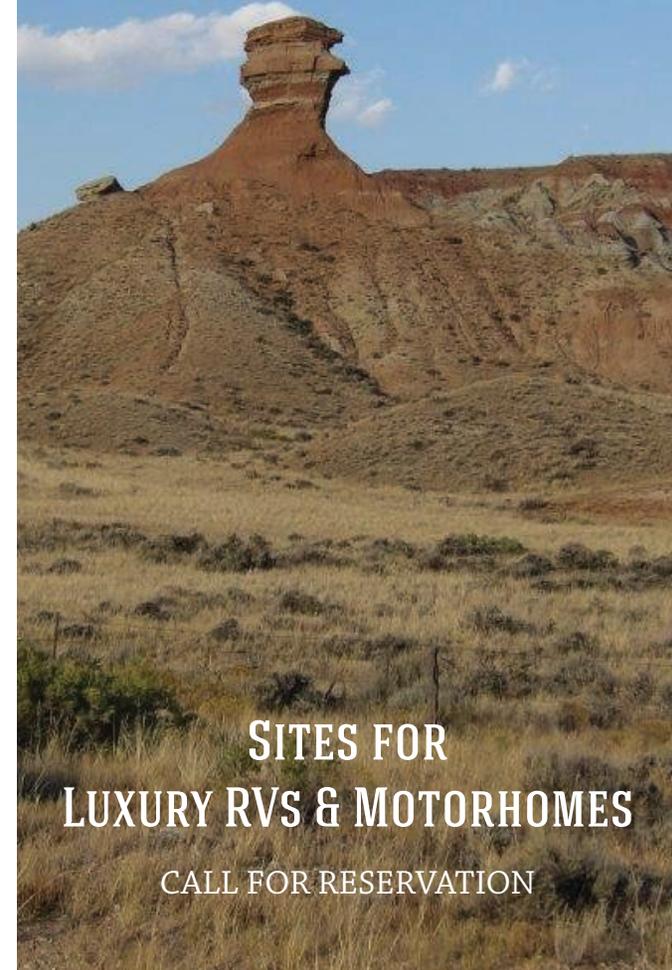
671 Solitude Drive
Dubois, WY 82513
Cell: (307) 450-3091
Phone: (307) 455-3189
solitudewyoming@gmail.com
www.solitudewyoming.com

Please note: Non-summer seasonal short-term site leasing is by reservation only. Please contact us via email or by phone for an appointment to review and to park.



SOLITUDE

THE SPORTMAN'S PARADISE

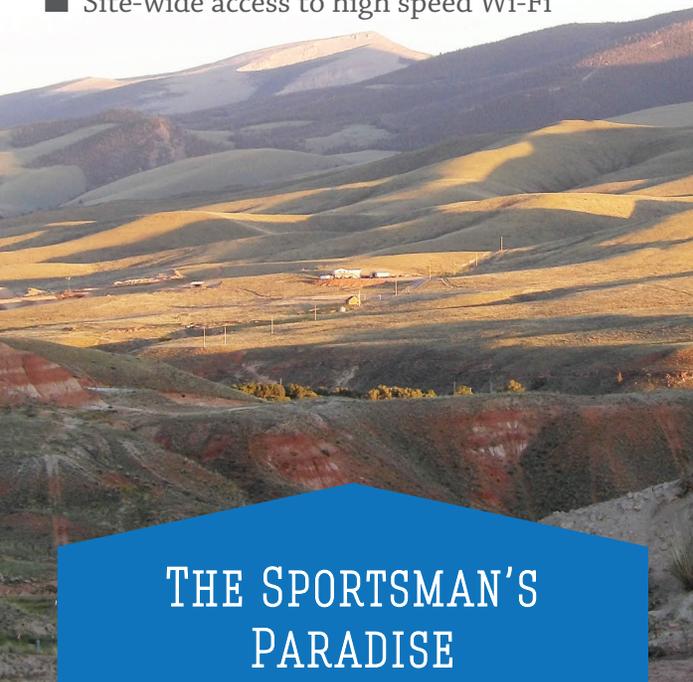


SITES FOR LUXURY RVs & MOTORHOMES

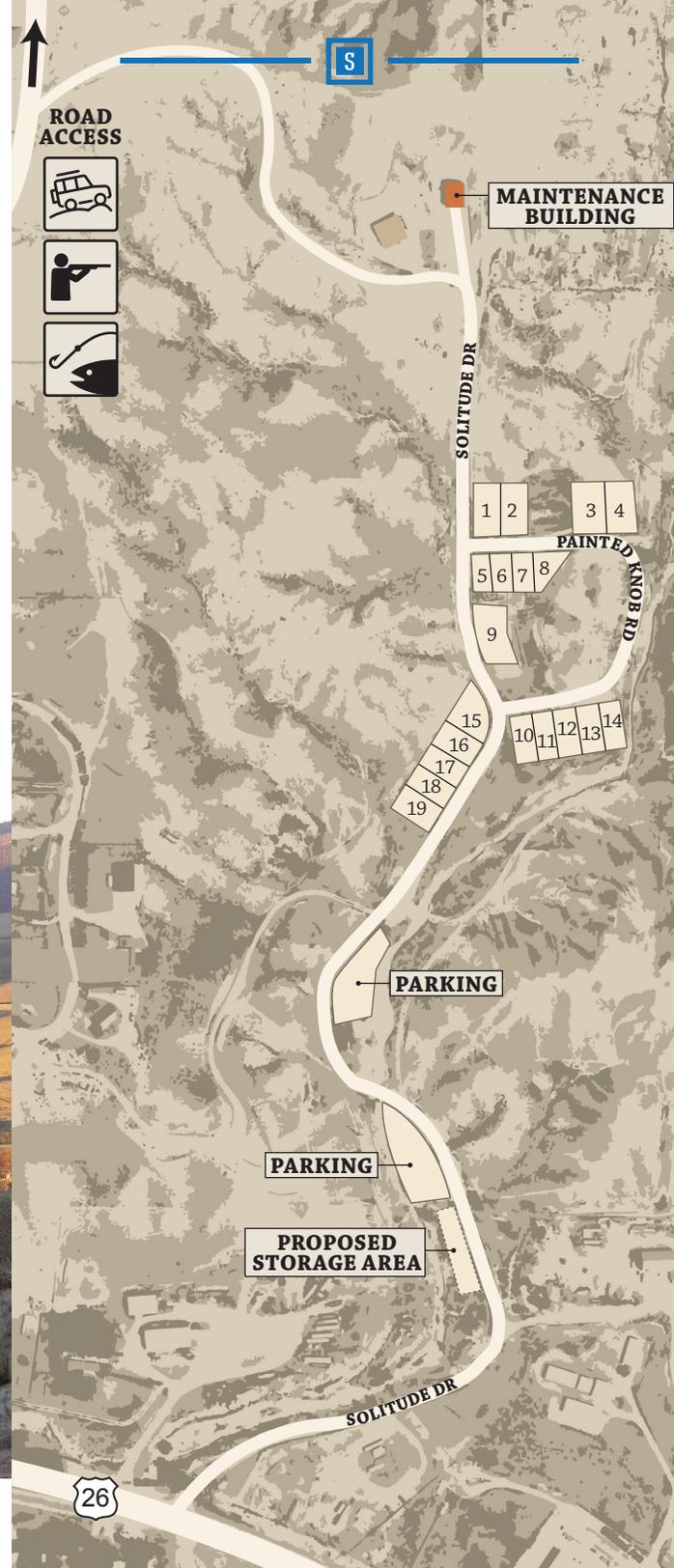
CALL FOR RESERVATION

FEATURES

- Direct Access to BLM lands, which connect to both the Absaroka mountain range and the Wiggins Fork of the Wind River
- Fully winterized hook-ups for year round camping, with water, power (200 Amp service), and sewer
- Camp fire sites available
- Both long and short-term lease options
- Long-term leases have the option of sub-leasing the site with Solitude and sharing in the revenue
- Heated maintenance building for self serve ATV for Snowmobile repair
- RV parking and removal services available
- On-site storage areas for RVs and toys
- Site-wide access to high speed Wi-Fi



**THE SPORTSMAN'S
PARADISE
STARTS WITH SOLITUDE**



RATES

One Year Leases Available
See the Opportunity below

Monthly and nightly rates (seasonal)

- Summer Season
(June, July, August, September)
\$900.00 per month, or \$45 per night
- Winter Season
(December, January, February, March)
\$600.00 per month, or \$35 per night
- Shoulder Seasons
(April/May and October/November)
\$400 per month, or \$30 per night

THE OPPORTUNITY

Solitude is offering a unique opportunity for those willing to commit to a one-year lease of our sites: the ability to participate in the revenue from the short-term rental (sub-lease) of the leased site.

We will share 50% of the revenue of the short term lease with the long term lessee. As an example, a hunter comes and rents a long term Lessee's site for two weeks in October. \$30 per night for 14 nights equals \$420. \$210 would go to the Lessee.

This is great way to control your site year round, while lowering the overall cost of the lease.