



The
Villas
at South Bend

Year Round Lodging Demand
Resort Setting with Varied Clientele
Proven Management Team Handles
Turnkey Rental Operation
Flexible "Lockout" Layout Allows
Investors to Maximize Income
Move In Beginning Fall 2007

Sited along the fast uphill esses, up to Virginia International Raceway's signature Oak Tree Turn, the Villas at South Bend provide the most exciting and extensive views of the historic full course and beyond! Owners and guests will appreciate our thoughtful construction planning as much as the quality execution and handsome details. A designer furnishing package is also available.

VIR's capable staff takes care of all management duties and group sales, which abound. The flexible "lock-out" lay-out allows investors to maximize income by renting the upstairs and downstairs independently or as one unit.

VIR is a full-service resort, operating year-round; serving professional and amateur racing teams, marque clubs, driving schools, manufacturer's product launches, film shoots, Camp Motorsport, and others.

Amenities include VIR's beautifully restored 1840s Oak Tree Tavern featuring Connie's Pub, swimming pool, spa services, Plantation Valley Kart Track and other assorted motorsport activities.

For income projections and other information, contact Sandie Marshall at 434.822.7700, x110 or email smarshall@virclub.com.

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