



Economic Analysis for Leisure Destination Development

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**SMG RE PROJECTS SIGNIFICANT INCREASE IN LAKE TAHOE FEE
SIMPLE AND FRACTIONAL REAL ESTATE DEVELOPMENT**

South Lake Tahoe, CA -- One of the most notable trends in the United States in the last decade is real estate development within leisure destinations, a trend that is also evident in the Lake Tahoe market. In a recently completed SMG RE Fee Simple and Fractional Inventory Pipeline Report, SMG RE, a real estate consulting firm, has identified over 1,600 fee simple and fractional units lake wide in the pipeline at different stages for development. "This is the single largest supply we have seen in recent memory" stated Carl Ribaldo President of SMG RE. By comparison, during the 2000-2007 time period only 954 fractional and fee simple units came to the Lake Tahoe market. This included a conversion of the Resort at Squaw Creek, which was converted from 405 hotel rooms to 238 fee simple condo units. The 1,600 new developments are split, with roughly 52% of the new units on the North Shore and 48% on the South Shore.

"Given the current real estate market the implications for development are clear. Those projects that are best differentiated, provide great value and are effectively marketed have a better chance of success", added Ribaldo.

The SMG RE Fee Simple and Fractional Inventory Pipe Line Report is published annually by SMG RE and is available for \$50 by contacting Carl Ribaldo at carl@smgonline.net.

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SMG RE is a real estate consulting firm specializing in fee simple and fractional development in the tourism industry, and offers pricing/amenity analysis, supply and demand analysis, and market feasibility analysis to developers and investors with specific interest to tourist destinations. SMG RE is located in South Lake Tahoe, California. For information on SMG RE's services for fee simple and fractional development in the tourism industry, call (530) 541-2462 x101 or visit www.smgonlinere.net.