

THE VILLAS

VIR RESORT



Luxury
RIGHT ON track

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imagine the thrill and excitement of a race as you sit track-side — relaxing in comfort, entertaining friends and enjoying one of the best private vantage points of the world-renowned VIRginia International Raceway. Investing in a villa at VIR Resort means more than just a front-row seat. Villa ownership gives you the opportunity to participate in the financial rewards of an exciting and growing lifestyle trend in a prime affluent market.

A DISTINCT opportunity

Finding the right real estate investment is always a challenge. The Villas at VIR are a prime investment opportunity for meeting your objectives. Located at the famed and popular VIRginia International Raceway, home of America's Motorsport Resort, the Villas serve a captive market year-round, to a customer base seeking adventure for any season.

Business at VIR Resort has shown continued strength, growing steadily since it re-opened in 2000.

An increasing exposure on the national and world stage draws in an array of thrill-seeking clientele, including racing enthusiasts, professional drivers and celebrities. Managed by seasoned professionals who take care of all the maintenance and logistics, the Villas at VIR are luxury trackside accommodations without competing properties.

The Villas at VIR were built to meet the demand for on-property lodging at this growing adventure destination. VIR launched the Villas to fill a need for first-class accommodations not available anywhere else in the area. Unlike most seasonal resorts, the Villas are rented year round.

Our Rental Program

Our Villa rental program is completely worry-free. VIR Resort handles all the rental, management and maintenance, letting you relax and reap the benefits of ownership to the highest degree of adventure luxury. Owners pay monthly ownership dues and utilities and VIR handles the rest. There is a 70/30 revenue split for non-VIR club members, although most owners become members to enjoy the 75/25 revenue split which more than pays for their membership. Club membership for the first year is included in the Villa purchase price.



Each 2-story villa includes 2,200 sqft. of total space designed with a flexible lock-out floor plan, so owners can rent out each floor separately or combined.

Top Floor

MASTER SUITE

{ 15' x 16'5" }

Separate shower & tub in master bath

Spacious closet

FULL KITCHEN

{ 8'8" x 10'5" }

Owners lockable closet

Pantry

LIVING ROOM

{ 23' x 17'7" }

Fireplace

Deck access

UPPER DECK BALCONY

{ 17' x 12'6" }

Stunning track views



Bottom Floor

JUNIOR SUITE

{ 11'5" x 13'2" }

Patio access

Pocket doors to sitting room

(Option of converting into extra bedroom)

SITTING ROOM

{ 11'5" x 15'7" }

Patio access

Wet bar and refrigerator

PATIO

{ 16' x 12' }

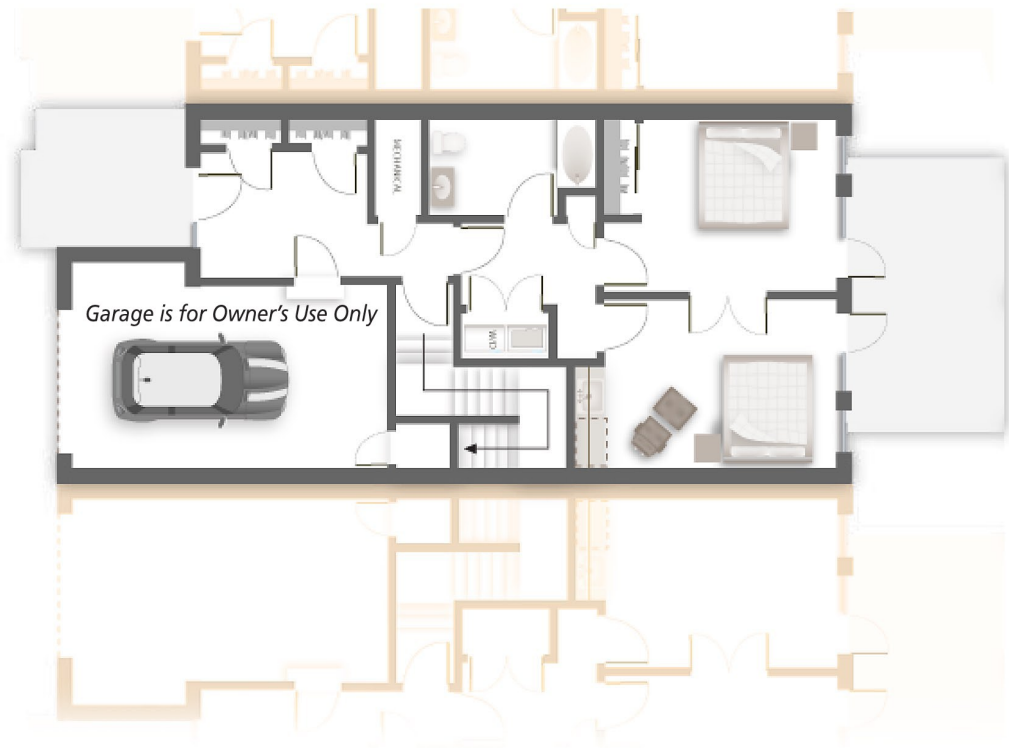
Track-side views

GARAGE

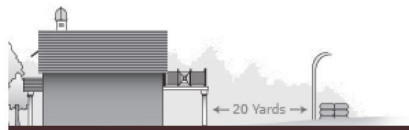
{ 12'3" x 20'8" }

One car

Finished interior



Covered Parking



The Villa

VIR Track