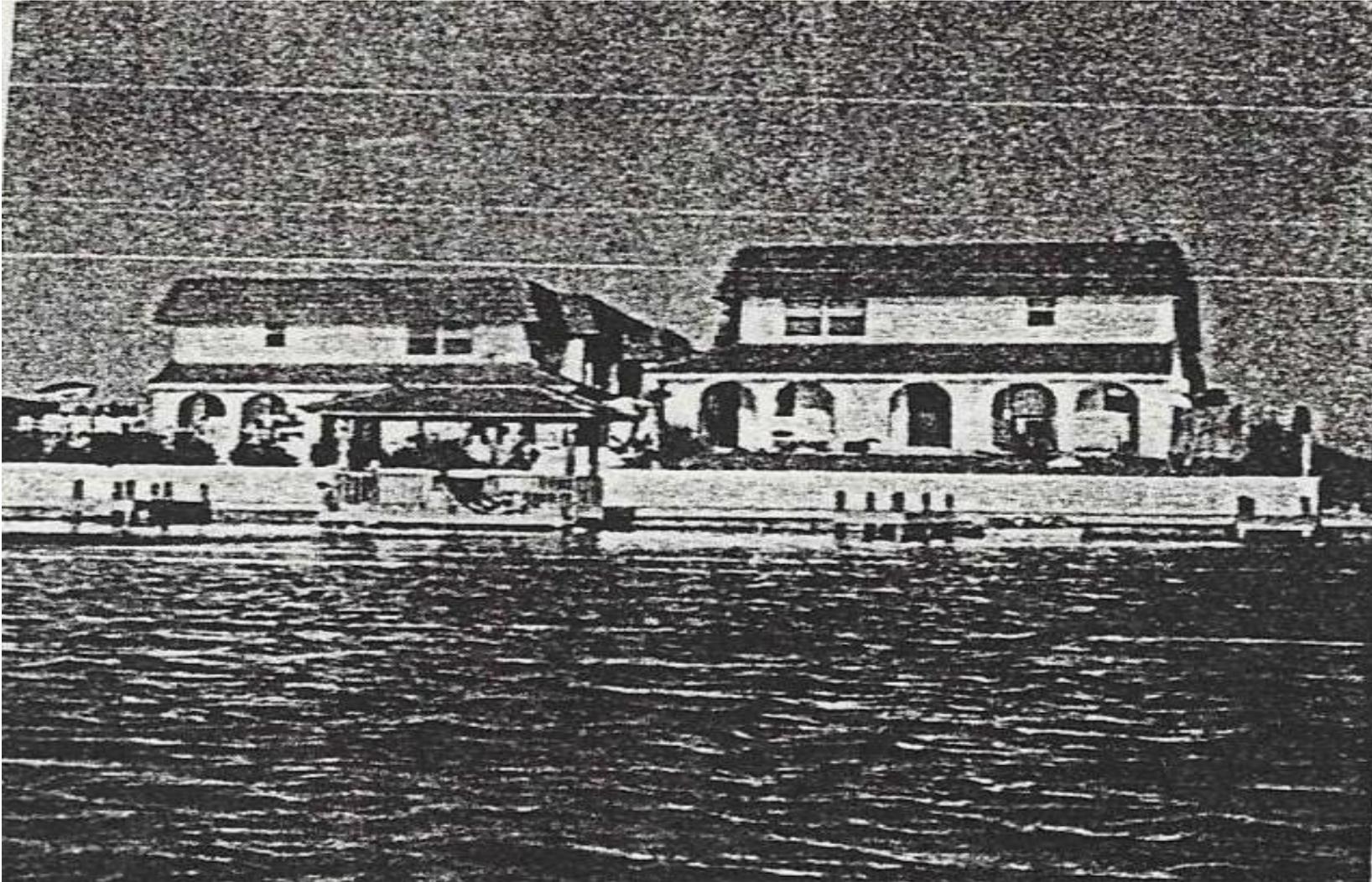


La Casa del Sol Resort

Past

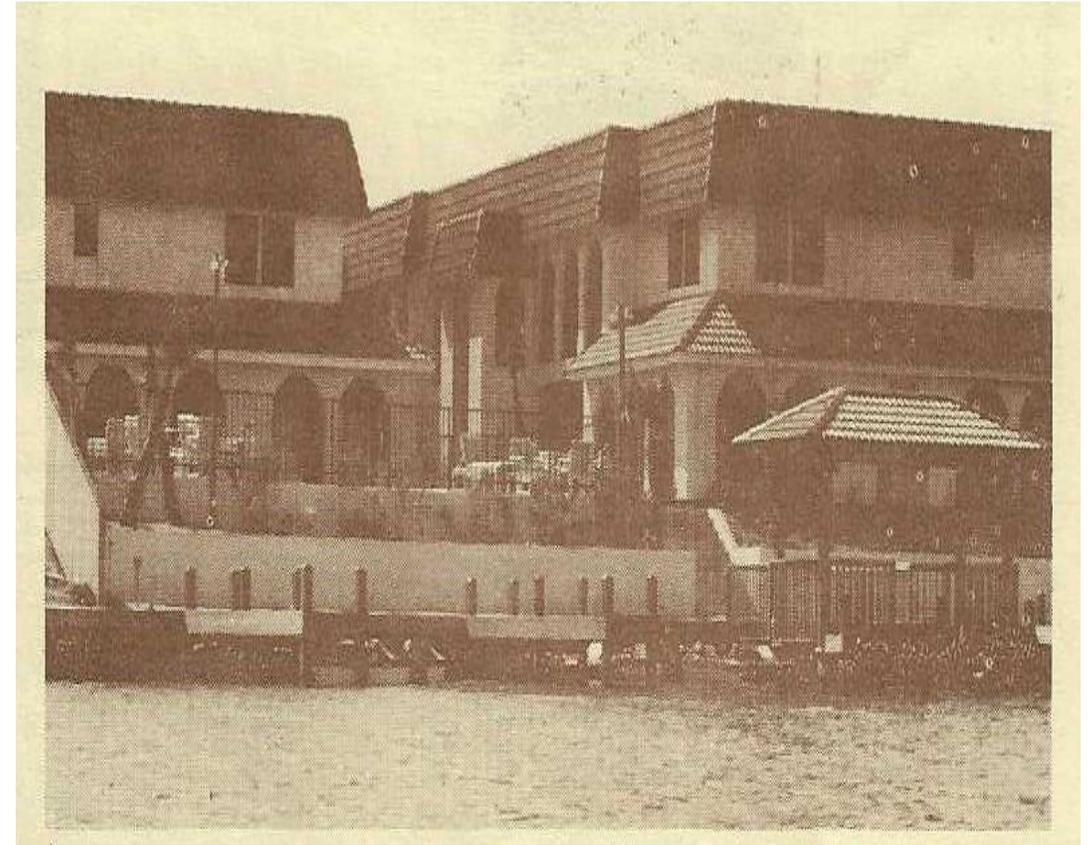
Present

Future

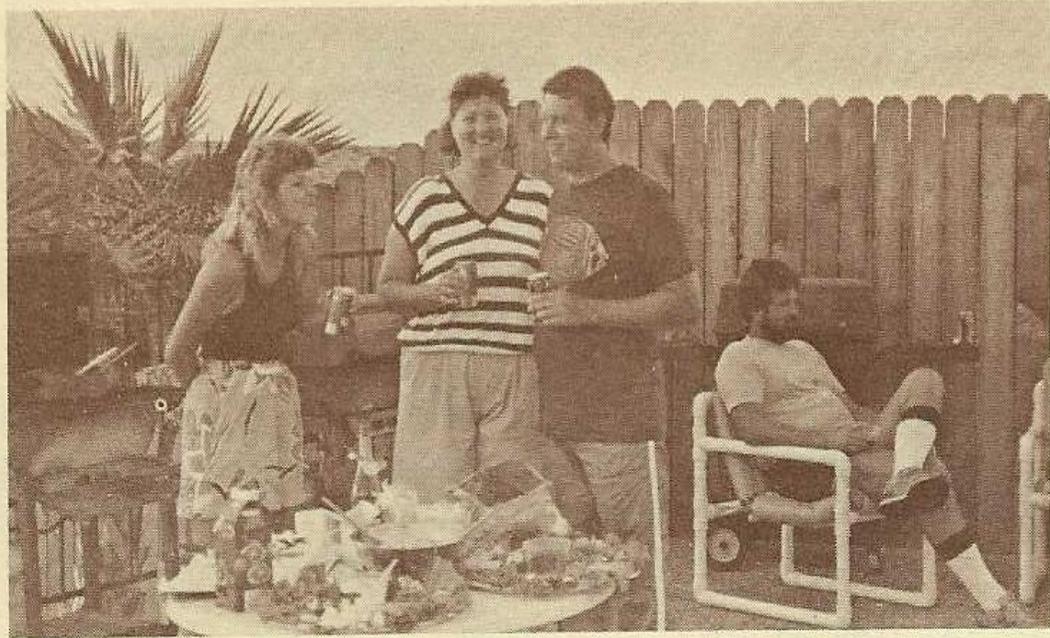


La Casa del Sol in the 1980s

- Built and managed by Sandstone Marketing
- The population of the Corpus Christi area was 236,000.
- During summers, approximately 25,000 cars crossed the JFK Memorial Causeway daily.
- Gasoline was \$1.19/gallon.
- A loaf of bread was \$0.50.
- A new house was about \$47,000.



La Casa del Sol in the 1980s



Carla, Harlan and Grace Wright at Owners party.

“We have thoroughly enjoyed our first vacation at La Casa del Sol. Management was so friendly and helpful ... we felt right at home. Can't wait to come back!”

James and Connie Toney

“Well-kept appearance ... super landscaped ... everything that is needed for a great holiday. We loved it!”

Frank and Dottie Ferment

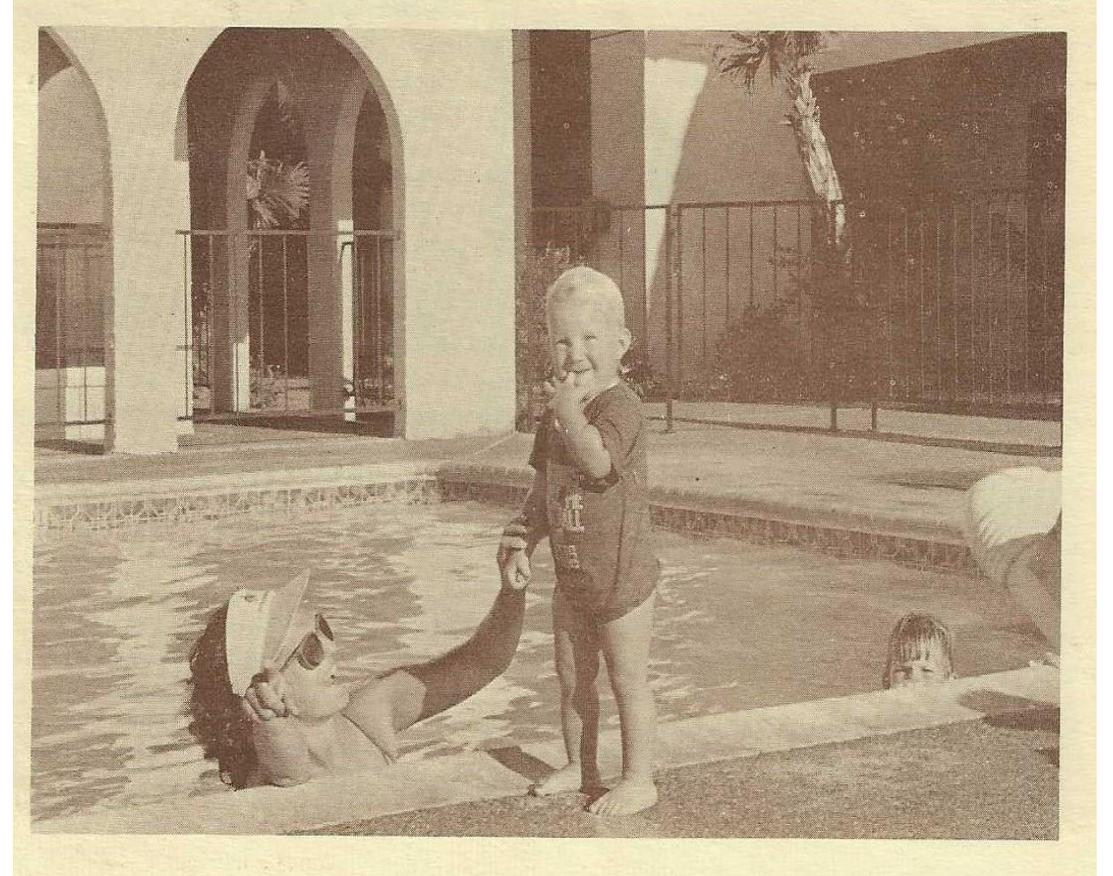
La Casa del Sol in the 1980s

“La Casa del Sol is a very comfortable place to vacation ... more than what we expected. It was very home-like, and we enjoyed it very much. Loved the nearness to the beach!”

Simon and Janie Rico

“Interior lovely and clean ... Come stay awhile atmosphere! We really enjoyed the dock area.”

Steve and Jacquelyn Humphrey



La Casa del Sol in the 1980s

Not much on that beach in 1980.



- The Million Dollar Inn opened in 1967 and later became Island House.
- Snoopy's Pier opened in 1980 as a small bait stand and burger joint on the waterfront
- Island Italian Restaurant opened in 1987.

La Casa del Sol in the 1980s



La Casa del Sol

*Your home on the beautiful Texas Coast~
North Padre Island!*

La Casa del Sol in the 2000s

- Managed by La Casa del Sol Council of Co-Owners
- The population of the Corpus Christi area is 277,000, and 30,000 live on North Padre Island.
- During summers, approximately 60,000 cars cross the JFK Memorial Causeway daily.
- Gasoline is \$2.50/gallon.
- A loaf of bread is \$2.75.
- A new house is about \$119,500.



La Casa del Sol in the 2000s

**And no upgrades or remodeling
have been done at LCDS since the
1980s!**

La Casa del Sol in the 2000s

**Now, we must play catch-up
at about \$15,000 per unit
or
Close up.**

La Casa del Sol in the 2000s

UNIT	PLANNED	COMPLETED	Currently or Remaining
102	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Floor, microwave, fridge, bathtub handrails, windows, cabinets, granite	sinks and faucet, toilet
103	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	tile, bathtub handrails, windows, AC unit	granite, vanity, cabinets, sinks & faucet, toilets.
104	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	floor, dishwasher, bathtub handrails	everything planned but flooring
105	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	dishwasher, bathtub handrails, new range, New AC	everything planned
106	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
107	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
108	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done 2 New AC Units,	

UNIT	PLANNED	COMPLETED	Currently or Remaining
109	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Floor, microwave, fridge, bathtub handrails, windows, cabinets, granite	sinks and faucet, toilet
110	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	tile, bathtub handrails, windows, AC unit	granite, vanity, cabinets, sinks & faucet, toilets. Need new flooring
111	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Microwave, dishwasher, bathtub handrails	everything planned; Need new flooring
112	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	dishwasher, bathtub handrails, new range, New AC	everything planned
113	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Flooring, windows, bathtub handrails	
201	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
202	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done New AC Unit	

UNIT	PLANNED	COMPLETED	Currently or Remaining
203	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Floor, dishwasher, range, microwave, bathtub handrails, windows, new A/C unit	granite, vanity, cabinets, sinks & faucet, toilets.
204	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Floor, dishwasher, range, bathtub handrails,	granite, vanity, cabinets, sinks & faucet, toilets, windows
205	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	Range, bathtub handrails	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.
206	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
209	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
210	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	fridge, microwave, bathtub handrails, windows, sinks and faucets, toilet, vanity	Cabinets, granite, flooring
211	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	

UNIT	PLANNED	COMPLETED	Currently or Remaining
212	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
213	Granite, flooring, vanity, cabinets, windows, sinks and faucets, toilets.	all upgrades are done	
Exterior	Fix, paint, and clean up exterior walls		Constant job
	Pool area	2 new grills, new griddle, removal of old fans in pergola, new poolside table & chair sets	
A/Cs	26 new A/Cs @ \$1500/each	9 purchased by July 2024	17 more must be purchased by end of 2025



“We have been owners for over 8 years and agree this is by far the best investment we’ve ever made. The staff are welcoming and friendly. The recent renovations to the property make it much better. We have created wonderful memories here and look forward to creating more. We love this place ... this is home!”

Rene and Lisa Castillo

La Casa del Sol in the 2000s

“While there, I was reminded of what makes our resort so special ... the people who come and visit. They happily discussed the updates and are excited about them. The current updates include floors, granite countertops, cabinets, and windows.

Jamison Drake



La Casa del Sol in the 2000s



“The newest asset of our updates includes the outside cooking grills and the added griddle. Many have commented how nice it is to cook vegetables now.”



“The updates that have been done are getting great reviews and owners seem excited ... they appear happy with the direction our resort is heading.”

Jamison Drake

La Casa del Sol in the 2000s

All Special Assessment funds have been exhausted.

La Casa del Sol in the 2000s



La Casa del Sol in the 2000s



La Casa del Sol's future

Time Sharing Today

February article

“Who Will Survive and Who Will Pivot?”

La Casa del Sol’s future

Who Will Survive and Who Will Pivot?

... Those that remain financially sound, invest in modernization, and adapt their ownership structures to appeal to younger travelers will have a better chance of long-term success. Resorts that upgrade their amenities, introduce more flexible vacation models ... may be able to compete effectively with newer developments and alternative lodging options like Airbnb.

La Casa del Sol's future

Who Will Survive and Who Will Pivot?

Owners, board members, and industry leaders must engage in honest discussions about sustainability, investment needs, and future market trends. Without proactive planning, many legacy resorts may fade into obsolescence, while those that evolve could set new standards for [their] future.

La Casa del Sol's future

There are more unit upgrades still needed.

Our pool will need major repairs soon.

La Casa del Sol Future

There are still many needs:

- Unit upgrades still remain.
- Seventeen HVAC systems (at \$1700 each) must be replaced by the end of 2025 to meet Federal Guidelines
- Upgrades per unit average \$15,000. For 23 units, that comes to \$345,000.

La Casa del Sol's future

**Moving forward
We need more owners.**

**Mary has a list of available units you can peruse for
family, friends, and co-workers –
Any and All Prospective Owners**

La Casa del Sol Future

Remember

- La Casa del Sol is a 501(c)(3)
- YOUR Maintenance Fee pays for normal maintenance.
- YOUR Special Assessment pays for remodeling and needed upgrades.

Bottom Line –

**La Casa del Sol
needs many more
owners!**

La Casa del Sol's future

Maintenance Fees Pay For

- HVAC Maintenance
- Kitchen and Bathroom Exhaust Fan Repairs
- Pool Panel Replacement
- Breaker Replacements
- Repairs to Outdoor Showers
- Pool Equipment Maintenance
- Door Repair and Replacement
- Oven Repairs
- Toilet and Shower Repairs

La Casa del Sol's future

Special Assessments Pay For

- New Flooring
- New Cabinets
- New Granite Countertops
- New Faucets
- New Ranges
- New Refrigerators
- New Bath Vanities
- New Blackout Curtains
- New Windows
- New A/C
- New Outdoor Cooking Equipment

La Casa del Sol's future

- 445 owners currently own 493 unit-weeks of a possible 1196.
- Twenty-one of those owners are past due on 2024 Maintenance Fees.
- 53 owners returned unit deeds.
- Only 6 have been resold.
- 77 units were foreclosed on in 2024, totaling \$280,000.



La Casa del Sol's future

Owner Bonus Time Program

(a reminder)

La Casa del Sol Future

Owner Bonus Time Program

- You can book daily rentals for \$85/night. **Owners only**.
- Owner Bonus Time is available, on space availability, to owners or immediate family or to those who are at LCDS on an RCI exchange and wish to extend their stay.
- Owner Bonus Time is a daily, weekly, or weekend fee and is the same regardless of season.
- Again, it is based upon availability.

La Casa del Sol Future

Moving forward:

A New

Prospective Owner Program

La Casa del Sol Future

A New Prospective Owner Program

LCDS will offer a two-night stay in a one-bedroom unit throughout the calendar year to prospective buyers to experience the resort. The cost is \$100.00 (plus a credit card fee which is not refundable) to cover cleaning fees. If the prospective buyer purchases a unit, the \$100.00 fee will be credited (excluding the credit card fee) toward the purchase price of a unit plus the transfer fee.

La Casa del Sol Future

A New Prospective Owner Program

The following rules will apply:

- It must be a Friday through Sunday stay with normal check-in and check-out times.
- This must be a **prospective** buyer.
- One-time-only offer for a prospective buyer.
- Must be coordinated with the Reservation office by the existing owner.
- Cannot be reserved more than 30 days out.
- Space availability only.
- Prospective buyers will get a one-hour tour and presentation by a member of the resort staff or a board member on Saturday during normal office hours.
- Prospective buyers must purchase the unit within 10 business days after checking out.

La Casa del Sol Future

Moving forward:

A New

Winter Texas Snowbird Program

La Casa del Sol Future

A New Winter Texas Snowbird Program

The LCDS Winter Texas Snowbird Program is effective each year beginning on the first Friday of November and ending on the first Friday of March. Available one-bedroom units can be reserved by the week or month. This program is available equally to both owners and non-owners, requiring a signed Rental Agreement and a \$250.00 refundable security deposit from non-owners.

La Casa del Sol Future

A New Winter Texas Snowbird Program

LCDS Owner Winter Texas Snowbird one-bedroom rates:

- Weekly: \$300.00 + a \$75.00 cleaning fee
- Monthly (four consecutive weeks): \$1200.00 + \$150.00 cleaning fee at end of stay

La Casa del Sol Future

A New Winter Texas Snowbird Program

LCDS NON-Owner Winter Texas Snowbird one-bedroom rates:

- Weekly: \$400.00 + a \$75.00 cleaning fee
- \$250 Refundable Security Deposit
- Monthly (four consecutive weeks): \$1600.00 + \$150.00 cleaning fee at end of stay
- \$250 Refundable Security Deposit

La Casa del Sol Future

La Casa del Sol still offers:

- One guaranteed week each year
- Fully furnished & equipped units.
- Free WiFi
- Lighted fishing pier
- Heated pool



La Casa del Sol Future

La Casa del Sol still offers:



- Walking distance to the beach
- Gas grills and griddle
- Boat slips
- On-site management
- A clean, quiet, & safe family-oriented facility for a vacation.

La Casa del Sol Future

- The 7-year Lake Padre Development will bring retail, marina, resort hotel, townhomes, grocery stores, single-family homes, and over \$20,000,000 in public improvements.
- Many new rental condo complexes are being built along and just off Leeward Drive.
- A new power station will be built where Island Italian Restaurant was located on Park Road 22.
- Construction on a new, \$29 million Bob Hall Pier began in late 2024 with an expected early 2026 completion.
- The first of seven new interior bridges was installed in the Whitecap North Padre Island (NPI), Corpus Christi's pioneering master-planned resort and residential community.
- New IGA grocery store.

La Casa del Sol's future



**La Casa del Sol competes with many options
for the vacationers' dollar.**

La Casa del Sol is STILL the least expensive, best value for your dollar, option for a 7-night stay on North Padre Island.

Ask Bill Gunn for a comparison list.

La Casa del Sol's future



Please share our piece of paradise with your friends and encourage them to join the La Casa del Sol family.