



### **What is KOHO?**

KOHO is the name for the townhomes nestled in the coastal village of Yachats, Oregon.

KOHO will feature one, two and three-level oceanfront townhomes, offering 1,300 to 2,200 square feet, inspiring ocean views and easy access to a wide, sandy beach.

These stylish, contemporary homes will feature open floor plans, large windows for natural light, and tile, hardwood, stone and stainless finishes. Owners will enjoy use of the clubhouse, featuring a hot-tub and sauna.

KOHO infrastructure was completed in Nov. 2010, and construction of the clubhouse and first townhomes will begin in late autumn 2010.

### **Where the ocean is your neighbor**

In this seaside village of just 650 residents — and not a single stoplight — quiet is an everyday luxury. Located on the central Oregon Coast, Yachats is three hours south of Portland, and four hours north of California. A world of peaceful tranquility is that close — and that wonderfully far away.

### **Own your paradise**

KOHO townhomes can be purchased in full and in fractions. Full ownership is a traditional purchase, with a homeowner association caring for the grounds and exterior maintenance.

Fractional, or shared, ownership means owning a percentage of interest in real estate. Fractionals are not timeshares!

Unlike timeshares, fractionals provide tax advantages, with the interest treated like a mortgage. Purchase of a fractional is a deeded purchase.

### **What's in a name – Why KOHO?**

KOHO is not salmon — that's *coho* — but a ball game played on this property by early settlers.

KOHO leaders have worked closely with the Confederated Tribe of Siletz Indians and Oregon State Parks to learn about this site's cultural heritage and history. Koho, a word native to the Yachats band of Indians (a subset of the Alsi, or Alsea, tribe), was a stickball game similar to field hockey that was played on this property.

### **Changing with the times**

The KOHO property was first the Sherwood Lodge, built around 1940. From the 1940s to the mid 1950s the Sherwood was the largest hotel in town. In the early 1950s, the addition of the lodgettes — the log cabins — expanded the motel and the name was changed to the Shamrock Lodgettes. Shortly thereafter, the original Lodge was destroyed in a fire, leaving only the six cabins. Over the years, the operation expanded to include motel rooms, new cabins, a spa and sauna.

While nostalgic and charming, the Lodgettes were loved and enjoyed to the extent of their utility and safety, and the motel closed in November 2009.

### **A beach for all**

In 1928, the owners of the Shamrock Lodgettes sold the road right-of-way to Oregon State Parks. The bluff and beach remain in Shamrock ownership to this day.

A special component of KOHO includes preservation and dedication of the entire beach property for public use and ownership. KOHO is working with state archeologists and with the Confederated Tribe of Siletz Indians to create a public viewing platform with interpretive panels to highlight the site's cultural and historical significance.