

# **Breakaway Vacation Homes**

**[www.BreakawayVacationHomes.com](http://www.BreakawayVacationHomes.com)**

## **Frequently Asked Questions About Fractionals**

By Janet K. Fish

**Q: What are fractional vacation homes and are they the same as private residence clubs (PRC's)?**

A: Fractional real estate ownership and private residence clubs (PRC's) are essentially the same thing. The terms are used interchangeably. They allow you to use up to 3 months of home ownership privileges at a top-of-the-line luxury resort with incredible amenities and service but at a fraction of the cost of full ownership.

**Q: Who are fractionals really for?**

A: This type of real estate property is ideal if you want the benefits of owning an impressive second home complete with personalized service and located in an exclusive community but cannot justify the investment due to limited use.

**Q: What are some of the services I can expect from a fractional or PRC?**

A: They offer exclusive amenities, usually including a lavish clubhouse, spa, private heated splash pool, hot tub, gourmet kitchen, tennis courts, golf course, marina, or access to a ski resort. You may have a luxury car at your disposal, chef on call, 24-hour maid service, and personal concierge. Typically, a fractional or PRC also includes: airport pickup and drop off, pre-arrival shopping and stocking, satellite TV, wifi, surround sound, plasma TV, gourmet kitchen appliances, granite, and the list goes on.

**Q: How much time do I get with a typical fractional?**

A: Most fractionals or PRC's offer between 4 and 13 weeks per year. There are basically two kinds of markets for fractionals. "Driving markets" are markets where owners drive to their second home. Markets like Lake Tahoe and Aspen are primarily driving markets where most of the owners live within a 3-hour drive. In driving markets you frequently see 1/4 shares in which the owners would own one week each month on a rotating basis: week one the first year, week 2 the second year, and so on. Flying markets are markets where people fly in and spend more consecutive time. In flying markets, you are more apt to see 1/8 - 1/12 shares. People in these markets tend to come and stay for a longer period of time.

**Q: Where are fractionals or PRC's located?**

A: They are primarily located in world class resort destinations around the globe, such as Cabo San Lucas, Puerto Vallarta, Aspen, Lake Tahoe, Costa Rica, and so on. Increasingly we are seeing fractionals pop up in major cities such as New York and San Francisco.

**Q: How can I learn more?**

A: To find out all that is new in Fractionals and PRC's and to network with the leaders in the industry, don't miss the annual Ragatz Fractional Symposium. And of course stay tuned to Breakaway Enterprises... we'll keep you up to date with the latest.