



2013 First Quarter Pulse Survey: **A Survey of Timeshare and Vacation Ownership** **Resort Companies**

Prepared for the ARDA International Foundation

American Resort Development Association



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To the Research Committee of
ARDA International Foundation
1201 15th Street NW, Suite 400
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Dear Members of the Committee:

Deloitte & Touche LLP (Deloitte & Touche) is pleased to submit the results of the *2013 First Quarter Pulse Survey: A Survey of Timeshare & Vacation Ownership Resort Companies*. Our services were performed and this report was developed in accordance with our engagement letter dated December 15, 2011, and is subject to the terms and conditions included therein.

Our services were performed in accordance with Standards for Consulting Services established by the American Institute of Certified Public Accountants. Accordingly, we are providing no opinion, attestation, or other form of assurance with respect to our work and we did not verify or audit any information provided to us.

Our work was limited to the specific procedures and analysis described herein and was based only on the information made available by the survey respondents through May 1, 2013. Accordingly, changes in circumstances after that date could affect the findings outlined in this report.

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A handwritten signature in black ink that reads "Deloitte & Touche LLP". The signature is written in a cursive, flowing style.

May 13, 2013

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Although the information in this report has been obtained from sources that Deloitte & Touche LLP believes to be reliable, we do not guarantee its accuracy, and such information may be incomplete. This report is for information purposes only.

All opinions and estimates included in this report constitute our judgment as of May 1, 2013, and are subject to revision.

2013 First Quarter Pulse Survey Overview and Key Findings

This survey is a summary of selected key metrics that provide an overview of the vacation timeshare industry in the United States. It is not a comment on any individual company, whose performance may vary from the information included in this study. To provide current information on the financial performance of the vacation timeshare industry, ARDA International Foundation engaged Deloitte & Touche LLP (Deloitte & Touche) to conduct the first quarter 2013 survey of U.S. timeshare companies that were in active sales during the quarter. The results cover 24 responding companies with aggregate net originated sales of approximately \$1.119 billion in the first quarter of 2013. The financial information contained in this survey includes the first quarter of 2013 (Q1 2013) compared to the first quarter of 2012 (Q1 2012), except for section 2(B) which compared Q1 2013 to the fourth quarter of 2012 (Q4 2012). The trends associated with the performance indicators were developed based on quantitative factors. For example, each indicator that had a change of 10 percent or greater was denoted with a double green arrow or double red arrow. Indicators for which the change was less than 10 percent were denoted with a single green arrow or single red arrow. Indicators for which the change was immaterial (.1 percent or 0) were denoted with a single horizontal yellow arrow. Note several indicators had both positive and negative trends as compared to Q1 2012 and Q4 2012, respectively, and were thus denoted with a single horizontal yellow arrow.

Key Performance Indicators	Trend
Sales Performance	
Net Originated Timeshare Sales (including Telesales) increased 2.3 percent from Q1 2012 to Q1 2013, increasing from \$1.094 billion to \$1.119 billion.	 Increase
Net Originated Timeshare Sales (including Telesales and Fee-for-service) increased 7.5 percent from Q1 2012 to Q1 2013, increasing from \$1.157 billion to \$1.244 billion.	 Increase
Sales Metrics	
Weighted Average Volume Per Guest decreased from \$2,668 to \$2,638 from Q1 2012 to Q1 2013, a decrease of 1.1 percent.	 Decrease
Weighted Average Close Rate increased from 15.4% to 15.6% from Q1 2012 to Q1 2013.	 Increase
Tours increased 9.2% from 440,865 to 481,541 tours from Q1 2012 to Q1 2013.	 Increase
Portfolio Performance	
Currency improved by 0.1 percentage points, increasing from 90.6% in Q4 2012 to 90.7% in Q1 2013. However, currency decreased 0.1 percentage points when compared to Q1 2012, from 90.8% to 90.7%.	 Neutral
Delinquencies improved by 0.1 percentage points, decreasing from 9.4% in Q4 2012 to 9.3% in Q1 2013. However, delinquencies increased 0.1 percentage points when compared to Q1 2012, from 9.2% to 9.3%.	 Neutral
Charge-Offs decreased by 0.3 percentage points or 15 percent, decreasing from 2.0% in Q1 2012 to 1.7% in Q1 2013.	 Decrease

Consumer Finance Experience	
Weighted Average Term increased from 115.7 months at Q1 2012 to 116.6 months at Q1 2013.	 Increase
Upgrade Down Payments decreased 1.0 percentage points, decreasing from 49.4% in Q1 2012 to 48.4% in Q1 2013.	 Decrease
Non-Upgrade Down Payments decreased 0.2 percentage points, decreasing from 19.5% in Q1 2012 to 19.3% in Q1 2013.	 Decrease
Interest Rates decreased 0.2 percentage points, decreasing from 13.9% in Q1 2012 to 13.7% in Q1 2013.	 Decrease
Other Metrics	
Weighted Average Occupancy increased 1.5 percentage points, increasing from 74.0% in Q1 2012 to 75.5% in Q1 2013.	 Increase
Capital Expenditures increased 15.3 percent from Q1 2012 to Q1 2013, increasing from \$86.565 million to \$99.772 million.	 Increase
Incomplete timeshare inventory not under current construction decreased 14.3 percent from Q1 2012 to Q1 2013, decreasing from \$917.9 million to \$786.7 million.	 Decrease

This quarter's Pulse Survey includes additional statistics that may be useful to the reader as well as results that show how the industry is being impacted by the current economic environment.

Additional statistics in this year's edition:

1) Business combinations completed during the quarter:

Survey respondents were asked if they completed any acquisitions during the quarter. Two companies reported acquisitions in Q1 2012 and four companies reported acquisitions in Q1 2013. (Two companies reported acquisitions in both Q1 2012 and Q1 2013)

2) Goodwill impairment charges:

Survey respondents were asked if they recorded any Goodwill impairments during the year. No impairments were reported.

3) Capital expenditures related to completed timeshare inventory:

Survey respondents were asked to report the total capital expenditures related to fully completed timeshare inventory during the year. (e.g. turn-key, Just In Time inventory purchases, buy-backs from Property Owner Associations)

4) Inventory impairment charges:

Survey respondents were asked if they recorded any Inventory impairments during the year, and if so, the dollar value of the impairments. No impairments were reported.

5) Construction costs and undeveloped land included in inventory, but not under current development:

Survey respondents were asked to report the total dollar value of construction costs and undeveloped land included in inventory, but not under current development (i.e. inventory developments where construction has been placed on hold or is inactive).

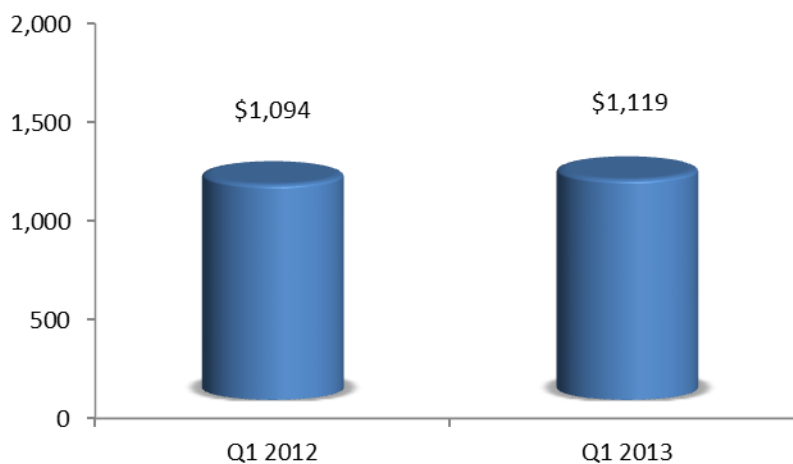
Survey Results

The following summarizes the survey results.

1. Timeshare sales volume increased in Q1 2013.

Companies provided data on a set of key sales indicators. In total, the 23 respondents that provided sales information reported approximately \$1.119 billion in net originated timeshare sales¹ (including telesales) in Q1 2013. This was a 2.3 percent increase in Q1 2013 when compared to Q1 2012, as reported by the same respondents.

Figure 1. Net originated sales including telesales (Millions)



Source: Deloitte & Touche based on 23 company survey responses.

Fee-for-service arrangements have become an established feature within the industry over the last several years. Overall timeshare sales under these arrangements increased from 62.99 million in Q1 2012 to 125.54 million in Q1 2013 or 99.3 percent. When sales of timeshare under fee-for-service arrangements are combined with respondents' sales of their own timeshare inventory, there was an increase of 7.5 percent in total net originated timeshare sales when compared to Q1 2012.

¹ Net originated sales refers to gross sales revenues net of rescissions, but before reduction of revenue for uncollectible accounts.

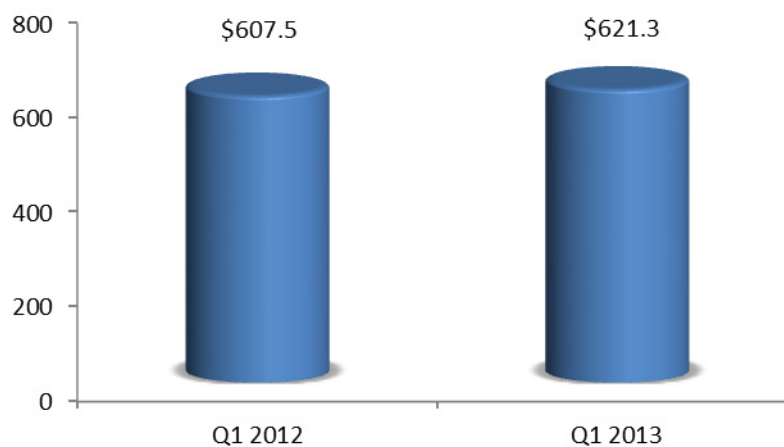
Figure 2. Net originated sales (including sales under fee-for-service arrangements) (Millions)



Source: Deloitte & Touche based on 23 company survey responses for net originated sales, and a minimum of 5 respondents reported fee-for-service arrangements

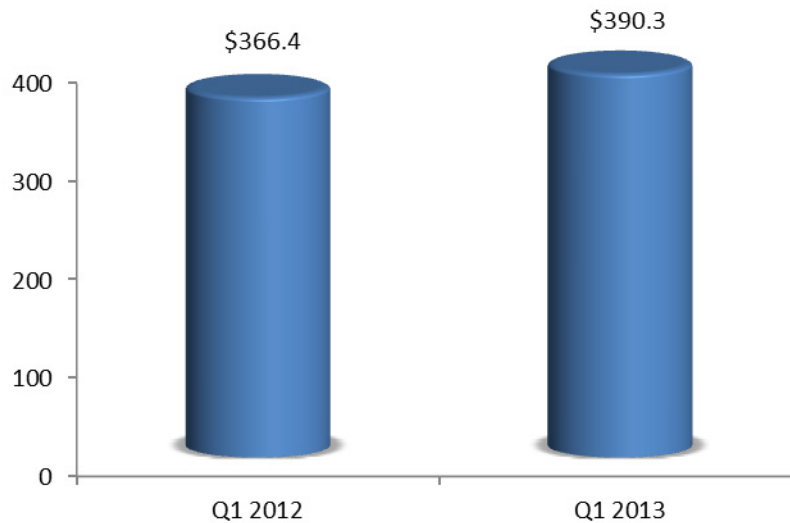
Respondents were asked to report the amount of net originated sales (including telesales) from non-upgrade and upgrade sales. The twenty-two respondent companies that provided non-upgrade sales information reported approximately \$621.3 million in non-upgrade net originated timeshare sales (including telesales) in Q1 2013, which is a 2.3 percent increase from Q1 2012, see *Figure 3* below. The eighteen respondent companies that provided upgrade sales information reported approximately \$390.3 million in upgrade net originated timeshare sales (including telesales) in Q1 2013, which is a 6.5 percent increase from Q1 2012, see *Figure 4* below. Note the sum of the total non-upgrade sales and upgrade sales differs from the total net originated sales because one respondent did not provide information related to non-upgrade sales and four respondents did not provide information related to upgrade sales.

Figure 3. Net originated sales (including telesales) – Non-Upgrade (Millions)



Source: Deloitte & Touche based on 22 company survey responses.

Figure 4. Net originated sales (including telesales) – Upgrade (Millions)



Source: Deloitte & Touche based on 18 company survey responses.

Twenty-three companies reported net originated sales excluding telesales, twenty respondents provided detailed information on the number of tours and twenty-one respondents provided detailed information on the number of sales transactions. The companies reported that the aggregate number of tours² increased 9.2 percent and the aggregate number of sales transactions increased 10.0 percent, but the average transaction value decreased 2.7 percent. The respondents reported an increase in inventory sold under fee-for-service arrangements of 99.3 percent (see further description below). The net of the changes in the categories above resulted in a 7.5 percent increase in net originated sales (including fee-for-service arrangements).

Services related to sales and marketing arrangements of timeshare interests on behalf of other developers has become a standard feature within the industry in recent years. Respondents were asked a question related to sales for non-owned timeshare inventory sold under fee-for-service agreements. Of the twenty-four respondents, five companies are selling and marketing timeshare on behalf of other developers. All five of the respondents providing fee-for-service increased fee-for-service operations in Q1 2013 compared to Q1 2012. In total, the five respondents reported net originated sales for non-owned timeshare inventory sold under fee-for-service agreements of \$125.5 million in Q1 2013, which is an increase of 99.3 percent from Q1 2012.

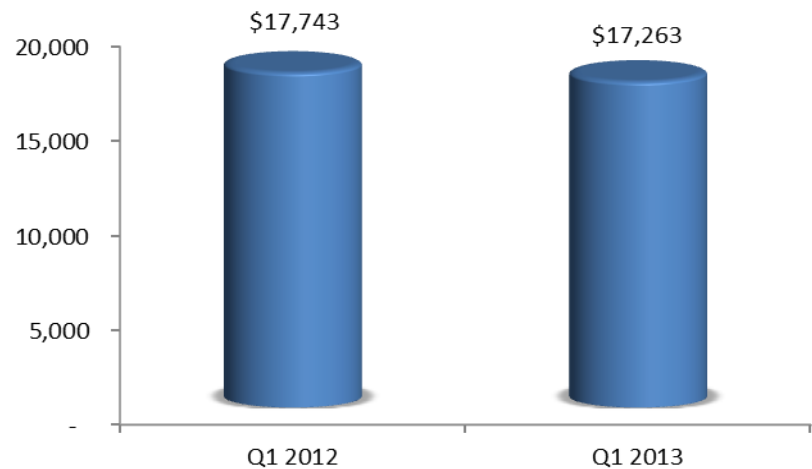
Average transaction value is calculated as the dollar value of net originated sales divided by the number of sales transactions and excludes amounts such as closing costs that are not included in net originated sales. Responses are weighted by the dollar value of net originated sales (excluding telesales). It is a measure of the average purchase amount per buyer during a given period and is potentially influenced by numerous factors, including the mix of timeshare products sold. For example, in a given period, buyers may purchase a greater mix of one-bedroom units or biennials³, resorts may have fewer high season intervals available or new resorts may open for sales. As a result, the average transaction value may change even though there were no changes to existing pricing.

² This represents the number of tours taken by guests in the company's efforts to sell timeshares, including all tours of sales prospects, whether they occur on-site or at an off-site sales center.

³ Biennial products allow owners to use intervals every other year, instead of each year.

As a further reflection of the multiple factors that can impact this measure, the responses differed by company. Eight respondents reported average transaction value had increased from Q1 2012 and thirteen respondents reported the value had decreased. *Figure 5* below illustrates the average transaction value calculated using a weighted average

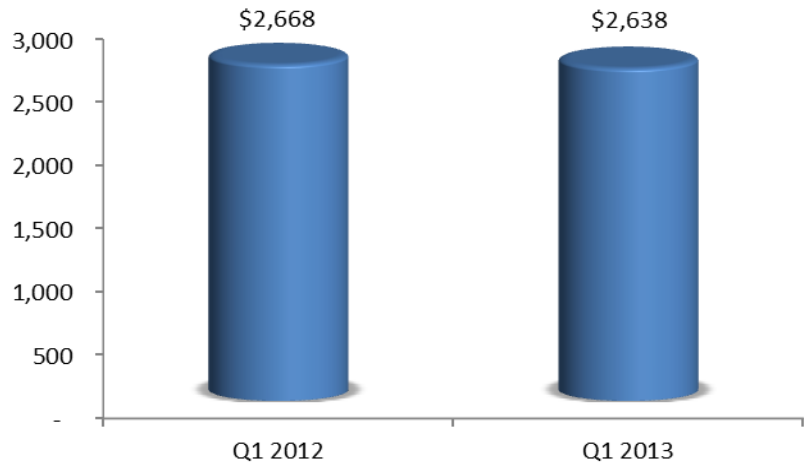
Figure 5. Weighted average transaction value



Source: Deloitte & Touche based on 21 company survey responses.

Volume per guest (VPG)⁴, a measure of sales efficiency, is calculated as net originated sales per tour, decreased by 1.1 percent from Q1 2012 to Q1 2013.

Figure 6. Weighted average volume per guest

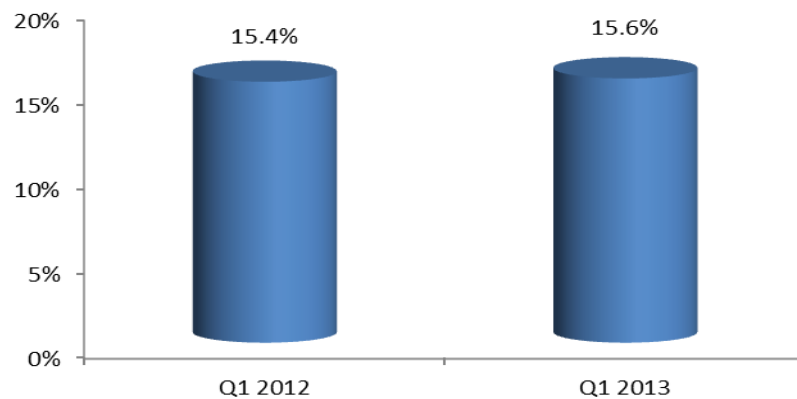


Source: Deloitte & Touche based on 20 company survey responses.

⁴ VPG is calculated as net originated sales not including telesales, divided by the number of tours, responses are weighted by the dollar value of net originated sales (excluding telesales).

The close rate, another measure of sales efficiency, is the number of sales transactions generated from tour flow, increased by 0.2 percentage points from Q1 2012 to Q1 2013.

Figure 7. Weighted average close rate



Source: Deloitte & Touche based on 20 company survey responses

The averages reported above are weighted averages; however, we also disclose the simple averages for the close rate, volume per guest, and average transaction value herein, see *Figure 8* below.

Figure 8. Weighted and simple averages for selected sales metrics

	Weighted Average Q1 2012	Weighted Average Q1 2013	Simple Average Q1 2012	Simple Average Q1 2013
First Quarter				
Volume per guest	\$2,668	\$2,638	\$2,427	\$2,399
Average transaction value	\$17,743	\$17,263	\$16,078	\$15,776
Close rate	15.4%	15.6%	15.1%	15.2%

Source: Deloitte & Touche based on a minimum of 20 company survey responses

Among the companies that provided key sales indicators, twenty provided rescission information. The weighted average rescission rate⁵ among those companies was 14.4 percent in Q1 2013 which is a 0.8 percentage point increase from Q1 2012. Seven companies reported a decrease in rescissions between Q1 2012 and Q1 2013, twelve companies reported an increase, and one company reported no change.

Respondents were asked a question related to rescission information on upgrade and non-upgrade sales. For the fourteen respondent companies that provided rescission information on upgrade sales, the weighted average rescission rate increased from 8.4 percent in Q1 2012 to 8.5 percent in Q1 2013. For the nineteen respondent companies that provided rescission information on non-upgrade sales, the weighted average rescission rate increased from 15.9 percent in Q1 2012 to 16.5 percent in Q1 2013.

⁵ Measured as the dollar amount of rescissions as a portion of gross sales weighted by the dollar value of net originated sales.

2(A). Consumer timeshare loan portfolios delinquencies increased while charge-offs decreased when comparing Q1 2012 and Q1 2013.

The composition of receivables portfolios was evaluated as of March 31, 2013, and compared to the composition as of March 31, 2012. The total aggregate receivables for the 22 companies that provided receivables data was \$11.01 billion as of March 31, 2013, and \$10.85 billion as of March 31, 2012.

Receivables portfolios delinquencies increased overall by 0.1 percentage points (greater than 31 days past due) at March 31, 2013, compared to one year earlier. Respondents reported that payments for 90.7 percent of the value of their loan portfolios were current (measured as fewer than 31 days past due) as of March 31, 2013, a decrease of 0.1 percentage points from one year earlier. Also, as of March 31, 2013, 5.4 percent of consumer timeshare loan portfolios by dollar value were more than 120 days delinquent, 0.3 percentage points higher than one year earlier. Although delinquencies increased in Q1 2013 compared to Q1 2012, the default rate decreased from 2.0 percent in Q1 2012 to 1.7% in Q1 2013.

Figure 9. Aging of consumer timeshare loan portfolios by survey respondents

	March 31, 2012	March 31, 2013	Increase/(Decrease)
Current	90.8%	90.7%	(0.1%)
31 to 60 days	1.9%	1.9%	0.0%
61 to 90 days	1.1%	1.1%	0.0%
91 to 120 days	1.1%	0.9%	(0.2%)
More than 120 days	5.1%	5.4%	0.3%
Total	100%	100%	

Source: Deloitte & Touche based on 22 company survey responses.

Respondents were asked to report a default rate measured as gross defaults charged against the allowance for uncollectible accounts during the first quarter, as a percentage of gross outstanding portfolio balance at period-end. The weighted average default rate in Q1 2013 was 1.7 percent, which is 0.3 percentage points lower than the 2.0 percent reported in Q1 2012. Twelve respondents reported a decrease in the default rate when comparing Q1 2013 to Q1 2012, five respondents reported an increased default rate, three respondents reported no change in default rate, and four companies did not respond. Note two of the twenty-four respondents reported the aging of consumer timeshare loans but did not report gross defaults, and two respondents did not have active receivables or defaults.

2(B). Consumer timeshare loan portfolios experienced an increase in currency when comparing Q4 2012 and Q1 2013.

The composition of receivables portfolios⁶ was evaluated as of March 31, 2013, and compared to the composition as of December 31, 2012. The total aggregate receivables for the companies that provided receivables data was \$11.01 billion as of March 31, 2013 and \$11.17 billion as of December 31, 2012.

Receivables portfolios showed a decrease in delinquencies (greater than 31 days past due) as of March 31, 2013, compared to one quarter earlier. Respondents reported that payments for 90.7 percent of the value of their loan portfolios were current (measured as fewer than 31 days past due) as of March 31, 2013, 0.1 percentage point higher than one quarter earlier. On the other hand, as of March 31, 2013, 5.4 percent of consumer timeshare loan portfolios by dollar value were more than 120 days delinquent, an increase of 0.1 percentage points compared to one quarter earlier.

⁶ Receivables portfolio is defined as the total portfolio of consumer timeshare loan receivables held and/or serviced by the company, including securitized and hypothecated receivables, and receivables for sales made in earlier years.

Figure 10. Aging of consumer timeshare loan portfolios by survey respondents

	December 31, 2012	March 31, 2013	Increase/(Decrease)
Current	90.6%	90.7%	0.1%
31 to 60 days	2.0%	1.9%	(0.1%)
61 to 90 days	1.1%	1.1%	0.0%
91 to 120 days	1.0%	0.9%	(0.1%)
More than 120 days	5.3%	5.4%	0.1%
Total	100%	100%	

Source: Deloitte & Touche based on 22 company survey responses.

The fourth quarter 2012 data herein was obtained from the 2012 Fourth Quarter Pulse Survey. (Based on 23 responses in the fourth quarter 2012 survey)

Respondents were asked to report a default rate measured as gross defaults charged against the allowance for uncollectible accounts during the first quarter, as a percentage of gross outstanding portfolio balance at period-end. The weighted average default rate in Q1 2013 was 1.7 percent, which was 0.3 percentage points lower than the 2.0 percent in Q4 2012.

3. Resort occupancy increased, remaining strong at 75.5 percent in Q1 2013.

Survey respondents were asked to provide information on timeshare unit occupancy. For the 23 companies that provided quarterly occupancy data, representing approximately 7.938 million room nights in Q1 2013, the average occupancy rate increased 1.5 percentage points to 75.5 percent in Q1 2013, compared to 74.0 percent in Q1 2012. Available room nights increased 3.0 percent from Q1 2012 to Q1 2013; increasing from 7.704 million room nights to 7.938 million room nights.

4. Interest rates and average down payments decreased, while average terms increased in Q1 2013.

Information on the characteristics of new financing provided to consumers at the point of sale was collected and aggregated.⁷ The average interest rate on new consumer loans in Q1 2013 was 13.7 percent, which was 0.2 percentage points lower than the 13.9 percent reported in Q1 2012. There was a 0.9 month increase in the term for which loans are made, with average loan terms in Q1 2013 of approximately 116.6 months.

Respondents were asked to provide the average down payment on upgrade sales separate from non-upgrade sales.⁸ This is because purchasers of upgrades use the equity in their existing vacation ownership interest toward the down payment that they are making on the upgrade interest. As a result, down payments on upgrade sales are typically higher than on non-upgrade sales, and a change in the mix of upgrade and non-upgrade sales could impact the overall average down payment. Twenty-two respondents reported that the average down payment on non-upgrade sales decreased 0.2 percentage points to 19.3 percent of the stated sales price on financed sales in Q1 2013 compared to Q1 2012. Twenty respondents reported that the down payment on upgrade sales, which includes the value of equity in the owners' existing vacation ownership interest, was 48.4 percent in Q1 2013, a decrease of 1.0 percentage points from Q1 2012.

⁷ To calculate the average interest rate, down payment, and term, responses were weighted by the dollar value of net originated sales (including telesales).

⁸ An upgrade sale is a transaction whereby a customer relinquishes the right to a currently held timeshare interval and obtains a higher-priced timeshare interval from the same seller.

Figure 11. Characteristics of consumer timeshare loan financing

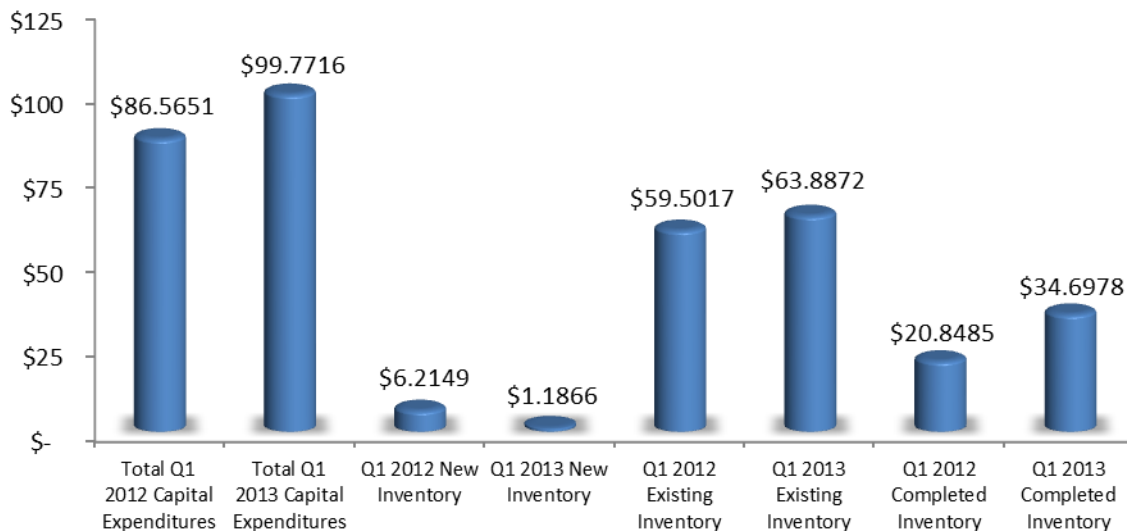
	2012	2013	Difference
First Quarter			
Average:			
Interest rate (annual)	13.9%	13.7%	(0.2%)
Term (months)	115.7	116.6	0.9 months
Non-upgrade down payment (% of price)	19.5%	19.3%	(0.2%)
Upgrade down payment (% of price)	49.4%	48.4%	(1.0%)

Source: Deloitte & Touche based on a minimum of 20 company survey responses

5. Capital expenditures related to timeshare inventory increased overall in Q1 2013 when compared to Q1 2012.

Survey respondents were asked to provide total capital expenditures related to new timeshare inventory projects and completion of existing timeshare inventory projects. Additionally, a new question was added this quarter regarding capital expenditures of completed inventory (e.g. turn-key, just-in-time inventory purchases, and buy-backs from property owner associations). The results of the survey indicate that capital expenditures related to new timeshare inventory projects decreased by 80.9 percent from Q1 2012 to Q1 2013, while capital expenditures related to existing timeshare inventory projects increased by 7.4 percent from Q1 2012 to Q1 2013. Finally, capital expenditures related to completed inventory increased by 66.4 percent. Overall, capital expenditures increased by 15.3 percent in Q1 2013 compared to Q1 2012. Of the seventeen respondents, 53 percent decreased capital expenditures related to timeshare inventory and 47 percent increased capital expenditures related to timeshare inventory.

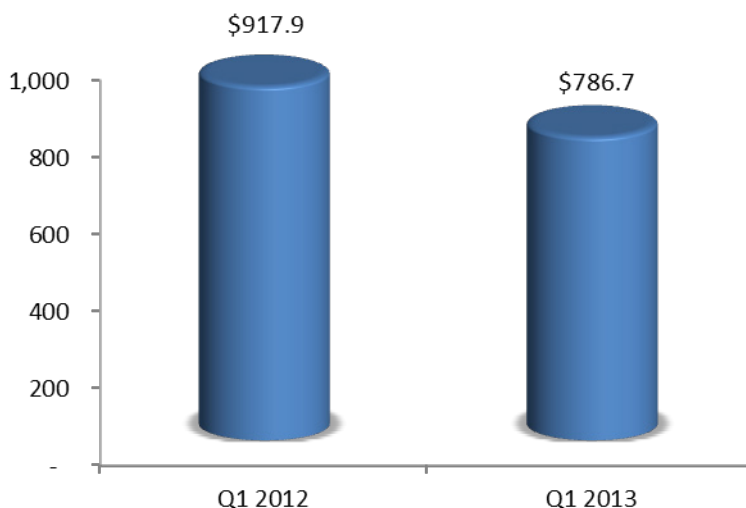
Figure 12. Capital Expenditures (Millions)



Source: Deloitte & Touche based on 17 company survey responses.

A new question was added this quarter related to construction costs and undeveloped land included in inventory, but not under current development (i.e. inventory developments where construction has been placed on hold or is inactive). The eight respondent companies reported \$786.7 million and \$917.9 million of construction costs and undeveloped land included in inventory, but not under current construction for Q1 2013 and Q1 2012, respectively, representing a decrease of 14.3 percent (Figure 13). Two companies reported an increase, five companies reported a decrease, and one company reported no change from Q1 2012 to Q1 2013.

Figure 13. Incomplete timeshare inventory not under current construction (Millions)



Source: Deloitte & Touche based on 8 company survey responses.

6. Percentage of total net originated sales (excluding telesales and home sits) that were day one sales.

Respondents were asked to report the percentage of total net originated sales (excluding telesales and home sits) that were day one sales. These represent sales for which the tour and sales transaction occurred on the same day. Seventeen respondents reported that for the first quarter of 2013 day one sales accounted for 85.3 percent of total net originated sales, 0.7 percentage points higher than one year earlier. Note the results were based on a weighted average calculation of day one sales as a percentage of Q1 2013 total net originated sales (excluding telesales and home sits). The simple average of the fifteen respondent companies was 90.0 percent for the first quarter of 2013 as compared to the first quarter of 2012 simple average of 90.2 percent.

The following table shows the quarterly survey results in aggregate.

ARDA International Foundation – 2013 First Quarter Pulse Survey					
2013 First Quarter End Results	Quarter Ending March 31 2012	Quarter Ending March 31 2013	Increase/ (Decrease)	Increase/ (Decrease) Percent	Survey Responses
General Characteristics					
1. Ownership status (public or private)	Public: 25% Private: 75%	Public: 25% Private: 75%			24
2. Are fee-for-service activities being provided by another developer on your behalf?	Yes: 4% No: 96%	Yes: 4% No: 96%			24
3. Did you complete any acquisitions? (Business Combinations)*	Yes: 8% No: 92%	Yes: 17% No: 83%			24
4. Did you have any goodwill impairment charges?*	Yes: 0% No: 100%	Yes: 0% No: 100%			24
Receivables Portfolio					
5. The following questions refer to the portfolio of receivables (total held and/or serviced receivables, including securitized and/or hypothecated receivables), including receivables for sales made in earlier years.					
a. Gross outstanding portfolio balance, at period end (in dollars)	\$10,848,145,733	\$11,013,812,106	\$165,666,373	1.5%	22
6. At period end, on a contractual basis what percentage of the dollar amount of this portfolio was:					
Current (current or fewer than 31 days delinquent)	90.8%	90.7%	-0.1%	-0.1%	22
Between 31 to 60 days delinquent	1.9%	1.9%	0.0%	0.0%	22
Between 61 to 90 days delinquent	1.1%	1.1%	0.0%	0.0%	22
Between 91 to 120 days delinquent	1.1%	0.9%	-0.2%	-18.2%	22
More than 120 days delinquent	5.1%	5.4%	0.3%	5.9%	22
Total should equal 100%	100.0%	100.0%			
7. Gross defaults (total amount charged against the allowance for uncollectible accounts during period as a percentage of gross outstanding portfolio balance at period end)	2.0%	1.7%	-0.3%	15.0%	20
Inventory					
8. Capital expenditures related to timeshare inventory (current year)	\$6,214,918	\$1,186,577	(\$5,028,341)	-80.9%	17
9. Capital expenditures related to timeshare inventory (prior years)	\$59,501,715	\$63,887,234	\$4,385,519	7.4%	17
10. Capital expenditures related to fully completed inventory*	\$20,848,515	\$34,697,760	\$13,849,245	66.4%	17
Total capital expenditures related to timeshare inventory	\$86,565,148	\$99,771,571	\$13,206,423	15.3%	17
11. Inventory impairment charges recorded (dollar value of inventory impairments)*	0	0	\$0	0.0%	24
12. Dollar value of construction costs and undeveloped land included in inventory, but not under current development (i.e. inventory developments where construction has been placed on hold or is inactive)*	\$917,850,330	\$786,652,295	(\$131,198,035)	-14.3%	8
Resort Occupancy					
13. Timeshare occupancy mix by type. Report based on physical occupancy, meaning actual guest check-in occurred.					
a. Occupied (owner or owners' guest, exchange guest, renter, and marketing guest)	74.0%	75.5%	1.5%	2.0%	23
b. Vacant	26.0%	24.5%	-1.5%	-5.8%	23
Total should equal 100%					
14. Total available room nights during period (This will be used to calculate the weighted average occupancy rate for the response set.)	7,704,135	7,938,011	233,876	3.0%	23

Selected Sales Metrics (Including telesales and home sits)

Sales metrics. Include telesales in the following responses.

15. Net originated sales (in dollars)
 16. Net originated sales that were not upgrade sales (in dollars):
 17. Net originated sales that were upgrade sales (in dollars):
 18. Rescissions
 19. Rescissions that were not upgrade sales
 20. Rescissions that were upgrade sales

\$1,094,063,436	\$1,118,693,436
\$607,526,720	\$621,259,821
\$366,414,031	\$390,251,127
13.6%	14.4%
15.9%	16.5%
8.4%	8.5%

\$24,630,000	2.3%
\$13,733,101	2.3%
\$23,837,096	6.5%
0.8%	5.9%
0.6%	3.8%
0.1%	1.2%

23
22
18
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14

Selected Sales Metrics (Excluding telesales)

Sales metrics. Exclude telesales from the following responses.
 Include sales to existing owners and other in-house guests.

21. Number of tours. Represents the number of tours taken by guests in the company's efforts to sell timeshares. Include all tours of sales prospects, whether they occur on-site or at an off-site sales center.

22. Number of sales transactions (exclude rescissions)
 (Transactions should include: week sales, EOY sales, multiple-week sales, upgrades (that count as zero weeks), points sales, and reloads (which should be part of all categories above, except upgrades). Transactions should not include sales of Sampler programs.)

Close rate (excludes sales that are canceled through rescission, calculated based on formula)

23. Net originated sales excluding telesales

Volume per guest ("VPG"). Represents timeshare sales revenue per guest and is calculated by dividing net originated sales, excluding telesales and home sits, by the number of tours. (calculated based on formula)

Average transaction value (this is calculated based on net originated sales and excludes any charges not reflected in net originated sales, such as closing costs)

24. Percentage of total net originated sales that were day one sales excluding telesales and home sits (This is the percentage of total net originated sales for which the tour and sales transaction occurred on the same day)

25. Total net originated sales for non-owned timeshare inventory sold under fee-for-service agreements

26. Total net originated sales for owned timeshare inventory sold by others under fee-for-service agreements

Total net originated sales (excluding rescissions, including fee-for-service, excluding fee-for-service sold by others)

440,865	481,541
66,560	73,229
15.4%	15.6%
\$1,070,161,546	\$1,155,247,243
\$2,668	\$2,638
\$17,743	\$17,263
84.6%	85.3%
\$62,985,262	\$125,542,351
\$169,055	\$16,800
\$1,156,879,643	\$1,244,218,987

40,676	9.2%
6,669	10.0%
0.2%	1.3%
\$85,085,697	8.0%
(\$30)	-1.1%
(\$480)	-2.7%
0.7%	0.8%
\$62,557,089	99.3%
(\$152,255)	-90.1%
\$87,339,344	7.5%

20
21
20
23
20
21
17
5
1
23

Consumer Financing

The following items refer to new financing provided to consumers during the period. For upgrade sales, use the characteristics of the new loan. For example, if an owner with \$4,000 of equity and \$6,000 principal balance outstanding on an existing loan purchases an upgrade vacation ownership interest with a stated sales price of \$20,000, and uses the equity in their existing interval as the down payment, resulting in a new loan with a principal balance of \$16,000, use the interest rate and term of that \$16,000 loan.

27. Average interest rate.

28. Average term (in months).

Average down payment.

29. Average down payment on non-upgrade sales

30. Average down payment on upgrade sales

13.9%	13.7%
115.7	116.6
19.5%	19.3%
49.4%	48.4%

-0.2%	-1.4%
0.9	0.8%
-0.2%	-1.0%
-1.0%	-2.0%

22
22
22
20

*Indicates a new question in Q1 2013

Method

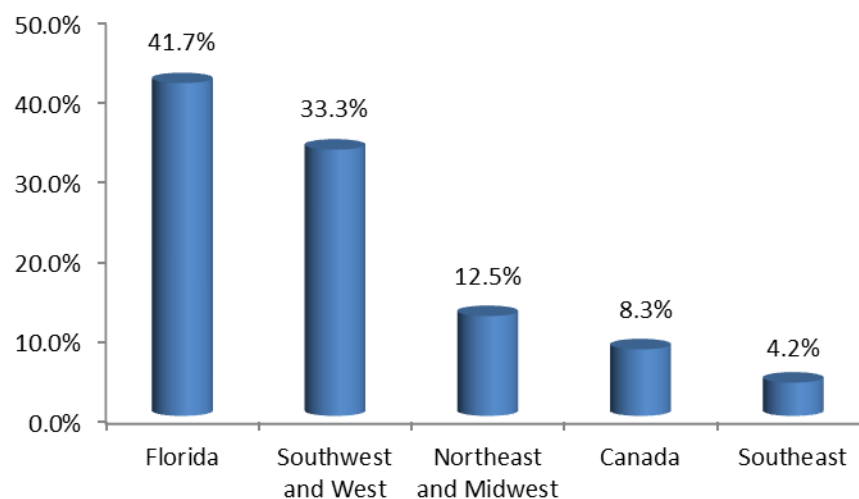
The 2013 First Quarter Pulse Survey was conducted by Deloitte & Touche on the behalf of ARDA International Foundation. The purpose of the research was to compile current data and to provide a current perspective on the timeshare industry's financial performance.

Deloitte & Touche developed the survey instrument in connection with input from ARDA International Foundation and industry participants. Deloitte & Touche distributed the survey directly to 216 timeshare and vacation ownership companies on April 8, 2013. The survey collection efforts focused on companies generating the largest volume of timeshare sales and companies that participate as board members of the American Resort Development Association (ARDA). Deloitte & Touche followed up with the companies by telephone and e-mail to encourage responses. Deloitte & Touche ended the survey collection effort on May 1, 2013. By May 1, 2013, 24 companies, or 11.1 percent of those surveyed, responded.

During the data analysis phase, Deloitte & Touche contacted several of the respondents with follow-up questions about specific answers they provided. Responses to some questions that were left blank or were unusual were ultimately excluded from the analysis. Though a total of 24 responses were collected, most questions (other than headquarters location) were not answered by all 24 respondent companies as indicated in the "survey responses" column on the "Aggregate Results" tables.

The response base includes major companies in the U.S. timeshare sector. The 23 respondents that provided sales information reported aggregate Q1 2013 net originated sales, including telesales and excluding fee-for-service arrangements, of \$1.119 billion. Six of the 24 companies are publicly traded companies, and six of the 24 are affiliated with major hotel brands. The survey is focused on the U.S.; considering the location of companies' headquarters provides an indication of the geographic regions represented by the response base. Many of the U.S. respondents are based in the Southeast, including ten in Florida and one in another Southeastern U.S. location, though companies in the Northeast and Midwest region, Southwest and West region, and Canada also responded.⁹

Figure 14. Distribution of companies by headquarters location, 2012



Source: Deloitte & Touche based on 24 company survey responses.

⁹ Regional definitions: Florida (FL); Northeast and Midwest (CT, DC, DE, IA, IL, IN, KS, KY, MA, MD, ME, MI, MN, MO, ND, NE, NH, NJ, NY, OH, PA, RI, SD, VA, VT, WI, WV); Southeast (AL, AR, GA, LA, MS, NC, SC, TN); and Southwest and West (AK, AZ, CA, CO, HI, ID, MT, NM, NV, OK, OR, TX, UT, WA, WY).

To effectively interpret the survey results it is important to understand that the survey is not a projection as it is not based on a random sample of companies, nor is it a census of all companies. The survey is based on responses from participating companies that account for a predominance of industry sales, and this is one of the reasons it is seen as a valuable resource.

The companies that participated in this survey are not identical to those that participated in prior editions of the Pulse Survey or of the Financial Performance Survey, which is an annual survey conducted on behalf of the ARDA International Foundation. The most recent previous Pulse Survey reported on activity through the fourth quarter of 2012. The current Pulse Survey functions similarly as a timely source of information on several key statistics, with a focus on the first quarter of 2013. Due to the relatively large size of some of the companies participating, the changing composition of the response base can materially impact the results reported in this version compared to previous editions. Also, the timeshare industry experiences changes in activity levels during different seasons of the year. It is not accurate to compare the Q1 2012 and Q1 2013 results presented in this edition with results shown in reports of earlier periods without understanding that the response base and reporting period have changed.

Unless otherwise noted specifically as simple averages, all averages in this report are weighted averages. For example, responses to questions related to sales topics, such as volume per guest, are weighted by net originated sales volume.

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