

VAIL RESORTS INC  
Form 8-K  
January 14, 2005

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): January 11, 2005

Vail Resorts, Inc.

(Exact name of registrant as specified in its charter)

|  |  |  |
|--|--|--|
| <u>Delaware</u><br>(State or other jurisdiction<br>of incorporation) | <u>1-9614</u><br>(Commission<br>File Number) | <u>51-0291762</u><br>(IRS Employer<br>Identification<br>No.) |
|--|--|--|

|  |                            |
|--|----------------------------|
| <u>137 Benchmark Road Avon, Colorado</u><br>(Address of principal executive offices) | <u>81620</u><br>(Zip Code) |
|--|----------------------------|

Registrant's telephone number, including area code: (970) 845-2500

Not applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act
- Soliciting materials pursuant to Rule 14a-12 under the Exchange Act
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act

**Item 7.01. Regulation FD Disclosure.**

On January 11, 2005, Vail Resorts, Inc. (the "Company") issued a press release regarding the Company's latest real estate offerings in Vail (the "Press Release"). A copy of the Press Release is being furnished as Exhibit 99.1 to this Report.

## Edgar Filing: VAIL RESORTS INC - Form 8-K

Below is a reconciliation of the range of estimated Real Estate Reported EBITDA to Net Income for the Gore Creek Place and The Arrabelle at Vail Square projects as described in the press release furnished as Exhibit 99.1.

|   | <u>Low End Range</u> | <u>High End Range</u> |
|---|----------------------|-----------------------|
| Estimated Real Estate Reported EBITDA         | \$ 100,000           | \$ 125,000            |
| Less income tax provision provided for at 40% | <u>40,000</u>        | <u>50,000</u>         |
| Estimated Net Income                          | <u>\$ 60,000</u>     | <u>\$ 75,000</u>      |

### Item 9.01. Financial Statements and Exhibits.

(c) Exhibits. The following exhibits are filed herewith:

| <u>Exhibit No.</u> | <u>Description</u>                   |
|--------------------|--------------------------------------|
| 99.1               | Press Release dated January 11, 2005 |

### SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: January 14, 2005      Vail Resorts, Inc.  
By: /s/ Jeffrey W. Jones  
Jeffrey W. Jones  
Senior Vice President and Chief Financial Officer