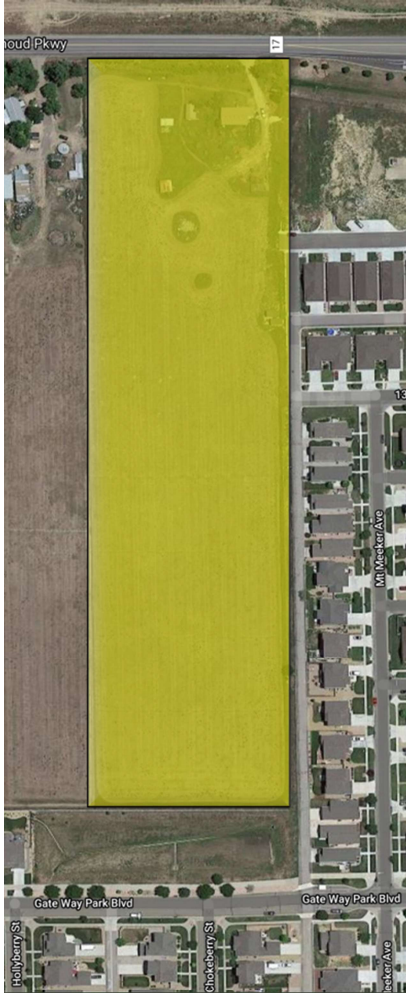


The Meadows Community

Approximately 10 acres located at 721 Berthoud Parkway





Attainability

The intention of this site is to be the first of its kind to deliver a true ownership option for those that want to buy a feasible brand-new home below the market rate.

Others have tried to use an affordability approach, where as this effort goes further by balancing costs with opportunity.

Product

With a custom designed, system-built home, this development will allow for the consumer to obtain a higher quality product while maintaining a reduced cost, but not compromising in quality.

Also, the community will have a mix of different custom designed types of ranch models and two different two-story homes.

The Meadows Community

Approximately 10 acres located at 721 Berthoud Parkway



The Meadows Community Models

The Robin, The Bluebird, The Waxwing, and the Owl

The Meadows

Investment Projections

As of 11/1/2020

	Revenue	Expense	
Projected Sale Revenue	28,139,100		
Development Costs		22,841,917	
Full Equity Scenario			
	Revenue	Expense	Measures
Projected Sale Revenue:	28,139,100		
Development Costs:		22,841,917	
Gross Projected Margin:			\$ 5,297,183
Projected Equity:	\$ 3,500,000	\$ 3,500,000	
Projected Profit:			\$ 1,797,183
70%		Equity Partners₁:	\$ 1,258,028
30%		Developers₂:	\$ 539,155
Hypothetical Capital (Loan) Scenario			
	Revenue	Expense	Measures
Loan/Debt Service ₃ :	\$ 1,718,916	\$ 1,900,658	\$ (181,742)
Projected Sale Revenue:	28,139,100		
Development Costs:		22,841,917	
Gross Projected Margin:			\$ 5,115,441
Projected Equity:	\$ 1,741,732	\$ 1,741,732	
Projected Profit:			\$ 3,373,710
70%		Equity Partners₁:	\$ 2,361,597
30%		Developers₂:	\$ 1,012,113

¹ Equity Partners are paid in full before Developers- reversionary position for Developers

² Current Developer structure is split equally between Kurt Albers & Doug Jennings (separate agreement)

³ Assumed interest only loan - straight-line APR at 5% with a 2% origination fee to highest balance

The Meadows Community

Structure



Meadows
Simple Living
Community
Development
LLC

Meadows
Development
Partners LL

