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Ridgeview

MASTERPLANNED NEIGHBORHOOD

30 ACRE LUXURY HOME COMMUNITY

.75 - 1 ACRE LOTS

700K - 1.5M



OUR MARQUEE BUILDER
Design2 BUILD

CUSTOM HOMES

DREAMSCAPE
HOMEBUILDERS

Johnston
THRIVE. EVERY DAY.

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NAMED BEST PLACES TO LIVE

Johnston

THRIVE. EVERY DAY.



YOUR HOME HERE

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30 ACRES

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PHASE 1

YOUR HOME HERE

MEADOW TOWN CENTER

PRAIRIE HILLS

MEADOW SPRINGS PARK

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[HOME](#) > [MARKETS](#)

A top real estate economist explains why a housing rebound is coming as rising sales and lack of supply look poised to lift home prices

Phil Rosen Mar 11, 2023, 6:30 AM



While some experts have warned of an impending US housing crash, Nadia Evangelou, senior economist and director of research at the National Association of Realtors, anticipates the opposite.

Home prices and sales will dip this year, but she anticipates a rebound in 2024 with sales rising and limited supplies sparking price gains.

Consistent Climbing Market



LUXURY HOMES \$700K-1.M
CONTINUES TO CLIMB IN 2023

KEY INDICATORS

- LIMITED SUPPLY / CONSISTENT DEMAND OF LUXURY HOMES
- STRONG COMPARISON SALES IN METRO AREA OF HOME SALES \$700-\$1.5M
- NEW CONSTRUCTION SALES CLOSINGS UP MONTH OVER MONTH 2023
- LUXURY HOME BUYER MARKET 700K-1.25 RISING SALES AS OF MARCH 2023



Design2BUILD

Our Marquee Builder

We always
BEGIN WITH THE END IN MIND



MARQUEE BUILDER

700K - 1.5M

WWW [D2B.DESIGN](https://www.d2b.design)

NO TWO PROJECTS ARE ALIKE —
SO WE ASK A LOT OF QUESTIONS,
OUR FOCUS IS LISTENING TO
YOUR DREAM BUILD DESIRES.



Meet Our Builders

DREAM. DESIGN. BUILD.



WITH OVER 30 YEARS OF NEW
CONSTRUCTION EXPERIENCE,
PARTNERS TJ CLEMONS, RYAN
ROBERTS, AND OU MEKSAY

HAVE CREATED ONE OF THE
HOTTEST CUSTOM BUILDERS
IN THE MARKET.
40 YEARS EXPERIENCE
CUSTOM BUILDER 450K - 3M

WWW DREAMSCAPEHOMEBUILDERS.COM

Executive Summary

30 ACRE DEVELOPMENT IS THE FIRST PHASE OF A THREE PHASE DEVELOPMENT IN RAPIDLY GROWING JOHNSTON, IOWA LOCATED IN NORTHWEST METRO DES MOINES.

MASTER PLAN OF THE 145 ACRE SITE INCLUDES ADDITIONAL RESIDENTIAL DEVELOPMENT, HIGHER DENSITY HOUSING, MIXED USE COMMERCIAL AND RETAIL.

MASTER PLAN AMENITIES INCLUDE 65 ACRES OF GREEN SPACE, WALKING TRAIL, AND A WATER FEATURE.



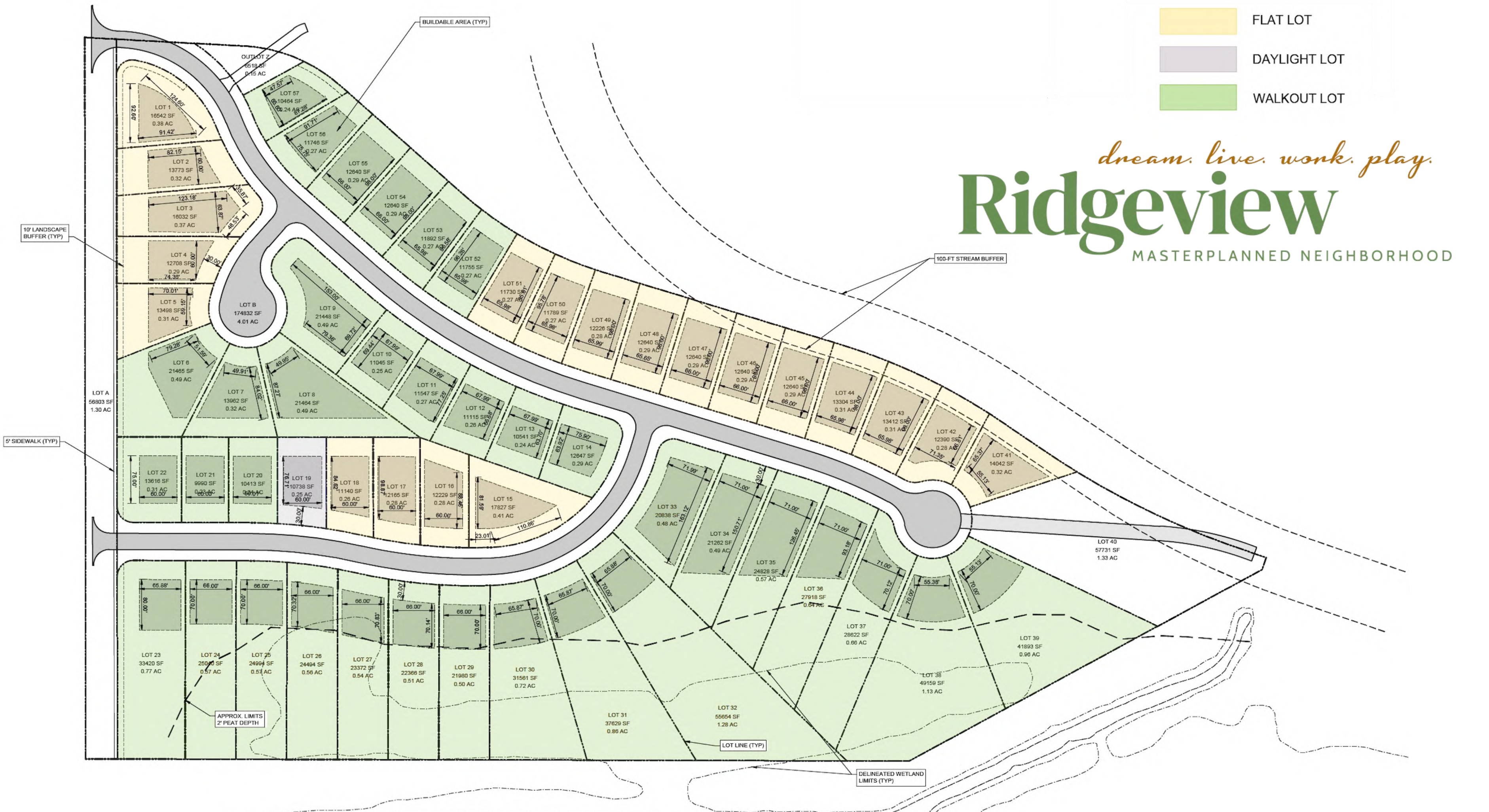
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- FLAT LOT
- DAYLIGHT LOT
- WALKOUT LOT

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Sales

- AGREEMENT TO SELL 18 OF THE 57 LOTS
AVERAGE APPRAISED VALUE/PRICE \$279,722 PER LOT (\$5,304,996 TOTAL AGREEMENT/SALE)
- CUSTOMER HAS DEPOSITED \$5,000 PER LOT WITH AN ESCROW AGENT. (\$90,000 DEPOSITED)
- BUYER HAS 3 YEARS TO CLOSE ON THE PURCHASE OF 18 LOTS.

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Timeline

APRIL 15, 2023	PROPERTY ACQUISITION, 1ST TRANCHE CLOSING
MAY 10, 2023	CONSTRUCTION LOAN CLOSING, 2ND TRANCHE CLOSING – PRELIMINARY PLAT SUBMITTED TO CITY OF JOHNSTON
JUNE 1, 2023	CONSTRUCTION BEGINS
SEPTEMBER 30, 2023	PLAT APPROVAL - CONSTRUCTION BEGINS ON MODEL HOME
APRIL 1, 2024	LOT SALE CLOSINGS BEGIN
MARCH, 2026	CONSTRUCTION LOAN REPAYED
APRIL, 2026	INVESTOR INTEREST PAID CURRENT (AND PAID MONTHLY THEREAFTER)
SEPTEMBER, 2026	INVESTOR SUCCESS FEE PAID AND PRINCIPAL REPAYED

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Investment Structure

- ACCREDITED INVESTORS CAN PURCHASE UNITS IN INCREMENTS OF **\$25,000 UP TO MAXIMUM OF \$3,000,000 IN THIS OFFERING.**
- INVESTMENTS ARE MADE PURSUANT TO THE TERMS AND CONDITIONS OF THE NW RIDGEVIEW LLC PRIVATE PLACEMENT MEMORANDUM (PPM).
- THIS INVESTMENT INVOLVES RISK OF LOSS OF INVESTMENT UP TO AND INCLUDING THE FULL AMOUNT OF THE INVESTOR'S INVESTMENT. INVESTORS SHOULD CONSULT WITH THEIR LEGAL AND FINANCIAL ADVISORS BEFORE MAKING SUCH INVESTMENT.



Investor Return

- QUARTERLY, AND SUBJECT TO LENDER'S CONSTRUCTION LOAN REPAYMENT, INVESTORS SHALL BE **PAID 10% PER ANNUM**. PAYMENTS SHALL BE CUMULATIVE BUT NOT COMPOUNDED.
- INVESTORS SHALL BE PAID A SUCCESS FEE (AS DEFINED IN THE OPERATING AGREEMENT) OF 10% OF THEIR ORIGINAL PRINCIPAL INVESTMENT.
- IF PRINCIPAL IS NOT REPAID TO INVESTORS ON 9/30/25, AN **ADDITIONAL 5% SUCCESS FEE** SHALL BE PAID TO INVESTORS REGARDLESS OF WHEN PRINCIPAL IS PAID.
- 1ST TRANCHE INVESTORS SHALL RECEIVE A **PREMIUM OF 3% SUCCESS FEE**.
- PAYMENTS AND RETURN TO INVESTORS IS GOVERNED BY THE TERMS AND CONDITIONS OF THE PRIVATE PLACEMENT MEMORANDUM (PPM) AND THE OPERATING AGREEMENT.



Development Team

- DEVELOPER:
NORTHWEST URBAN VILLAGE, LLC,
 - FRITZ TROST, PRINCIPAL;
 - MARK RILEY, DIRECTOR OF OPERATIONS;
 - MARK KILIAN, CHIEF FINANCIAL OFFICER
- MASTER PLAN ARCHITECT: PHILLIP VLIEGER
- CIVIL ENGINEER: SHIVE HATTERY, WEST DES MOINES
- PROJECT ACCOUNTANT: BRIAN LANTZ, E&W, ACCOUNTING FIRM
- LEGAL ADVISOR: DREW LARSON, BROWN WINNICK LAW FIRM

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