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# Ridgeview

MASTERPLANNED NEIGHBORHOOD

---

30-ACRE LUXURY HOME COMMUNITY

.25-1 ACRE LOTS

700K-1.5M



OUR MARQUEE BUILDER

*Design2*BUILD

*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

.25 - 1 ACRE LOTS

700K - 1.5M

PHASE 1

YOUR HOME HERE

MEADOW TOWN CENTER

PRAIRIE HILLS

MEADOW SPRINGS PARK

*Johnston*  
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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





# Our Marquee Builder

*We always*  
**BEGIN WITH THE END IN MIND**



MARQUEE BUILDER

700K - 2M

WWW [D2B.DESIGN](http://D2B.DESIGN)

AS THE MARQUEE BUILDER FOR  
THE RIDGEVIEW DEVELOPMENT,

WE CAN WORK WITH YOU

FROM PLAN SELECTION THROUGH  
DESIGN, BUILDING AND  
FURNISHING YOUR NEW HOME  
WITH 30 YEARS EXPERIENCE, WE  
ARE MASTERS IN DESIGN/BUILD.





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**BEGIN WITH THE END IN MIND**



EXAMPLE CUSTOM  
HOME BUILDS FOR YOUR  
UNIQUE STYLE AND DESIGN

WWW [D2B.DESIGN](http://D2B.DESIGN)





# Des Moines (Example Builder)

DREAM. DESIGN. BUILD.



DREAMSCAPE IS AN EXAMPLE OF A  
DSM AREA BUILDER WHO IS  
INTERESTED IN THE PROJECT

ONE OF THE HOTTEST  
CUSTOM BUILDERS IN  
THE MARKET.

40 YEARS EXPERIENCE

CUSTOM BUILDER 450K - 3M

WWW [DREAMSCAPEHOMEBUILDERS.COM](http://DREAMSCAPEHOMEBUILDERS.COM)

# Our Builder's Activity

LUXURY HOMES \$700K-1.5M  
CONSTRUCTION ACTIVITY - MARCH 2023

BUILD STAGE		PRICE
1	IN-PROGRESS, FOUNDATION POUR	700K
4	SCHEDULED (APR-MAY)	700K-800K
CLOSING STAGE		PRICE
2	CLOSINGS (MAR)	700-800K
2	CLOSINGS (APR)	700-800K

PRE-CONTRACT	PRICE
30 IN-PROGRESS	700K-1.5M

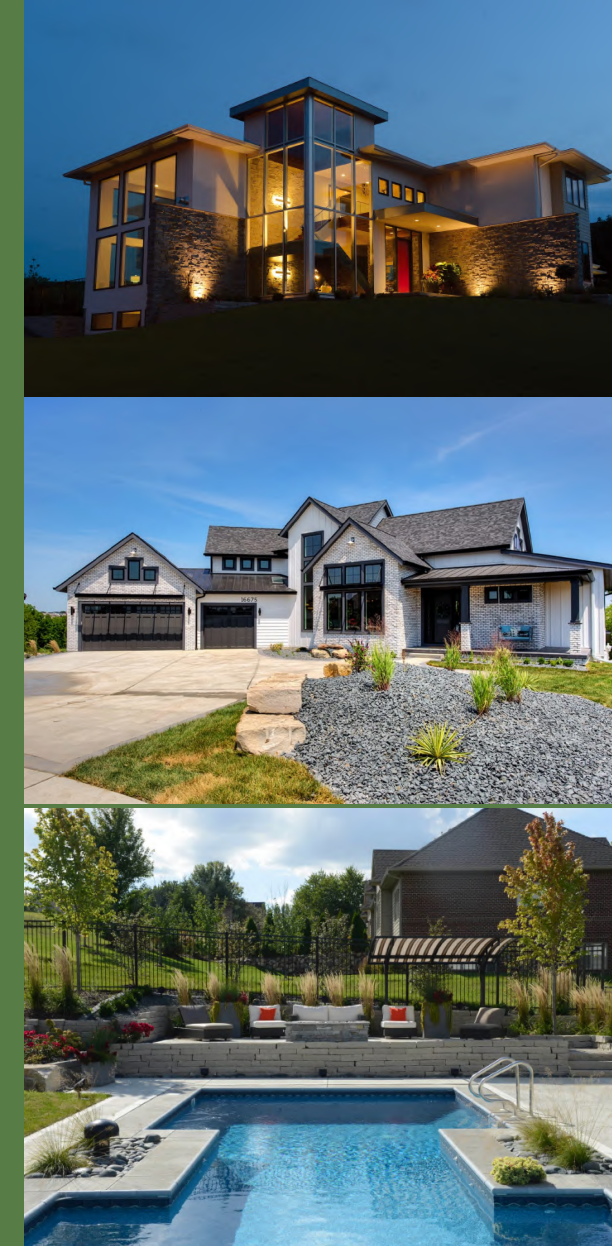


# Executive Summary

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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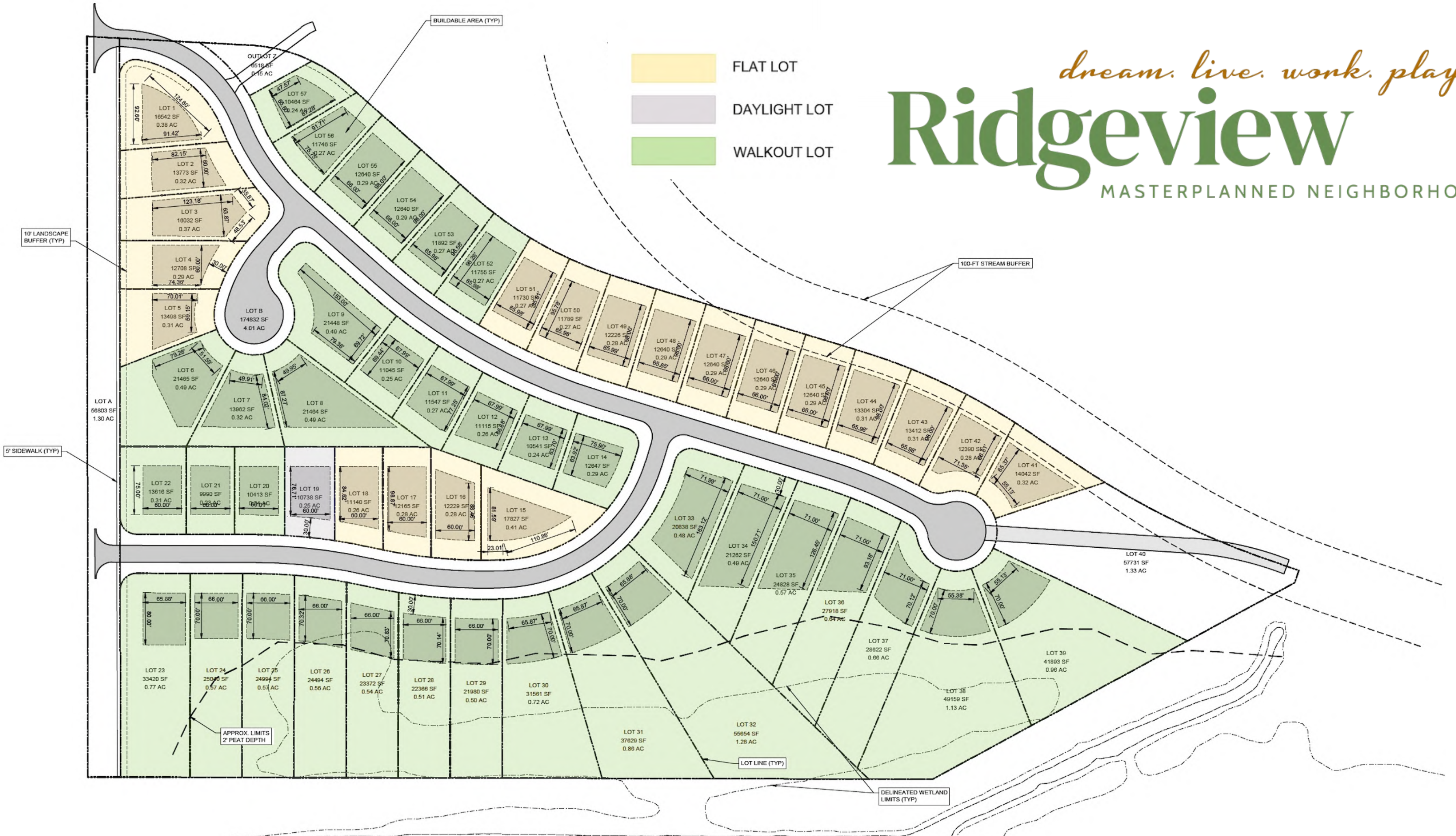


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MASTERPLANNED NEIGHBORHOOD

- FLAT LOT
- DAYLIGHT LOT
- WALKOUT LOT





# Sales

- LOT DEPOSIT PAID ON 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

SEPTEMBER, 2026

INVESTOR SUCCESS FEE PAID AND PRINCIPAL REPAYED

MARCH, 2027

INVESTOR INTEREST PAID CURRENT (PAID QUARTERLY)

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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.
- 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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