

Introduction to Apex Development Partners

*Building Homes Today...
Enhancing The Lives Of Families & Seniors
Long Into The Future*

Gregory Wagner, MAac, HCCP
President
Gwagner@apex-dp.com
435.668.5301

Jacob Wagner
Vice President
Jwagner@apex-dp.com
435.772.5995



Apex Development Partners



Experience

- Principals with over 35 years of combined experience

Specialties

- Development
- General Contracting
- Property Management

Housing Types

- Multi-Family
- Senior Housing
- Veteran Housing

States Covered

- Utah
- Arizona

Development Locations

- Fillmore, UT (pending)
- Richfield, UT
- Cedar City, UT
- Hurricane, UT
- Washington, UT
- St. George, UT
- Bullhead, AZ
- Kingman, AZ
- Mesa/Apache Junction, AZ



Section 42 Housing -vs- Section 8 Housing



Section 42 Housing - APEX

- ✓ Occupancy limited to families and seniors.
- ✓ Tenant pays 100% of the rent.
- ✓ Rent doesn't increase when tenant's income increases.
- ✓ Stepping stone to eventual home ownership.

Section 8 Housing

- ✗ Government pays a portion of tenant's rent based on tenant's income.
- ✗ Rent assistance declines if tenant's income rises. This disincentivizes tenants from bettering themselves and earning more income.

Apex Development Partners



What sets us apart?

- ✓ Vertical Integration – Design, Development, Construction, and Property Management all under one roof.
- ✓ Low density communities closely resembling residential suburban neighborhoods.
- ✓ IN **EVERY CITY** WHERE WE HAVE BUILT, THE CITY HAS WELCOMED US BACK FOR ADDITIONAL PHASES
- ✓ Since we started developing Section 42 properties, nearly 30 years ago, we have never sold a property.



Apex Development Partners



Apex Development Partners



Hurricane Hills – Built 28 Years Ago



Riviera Palms – Built 26 Years Ago



Pine Valley – Built 24 Years Ago

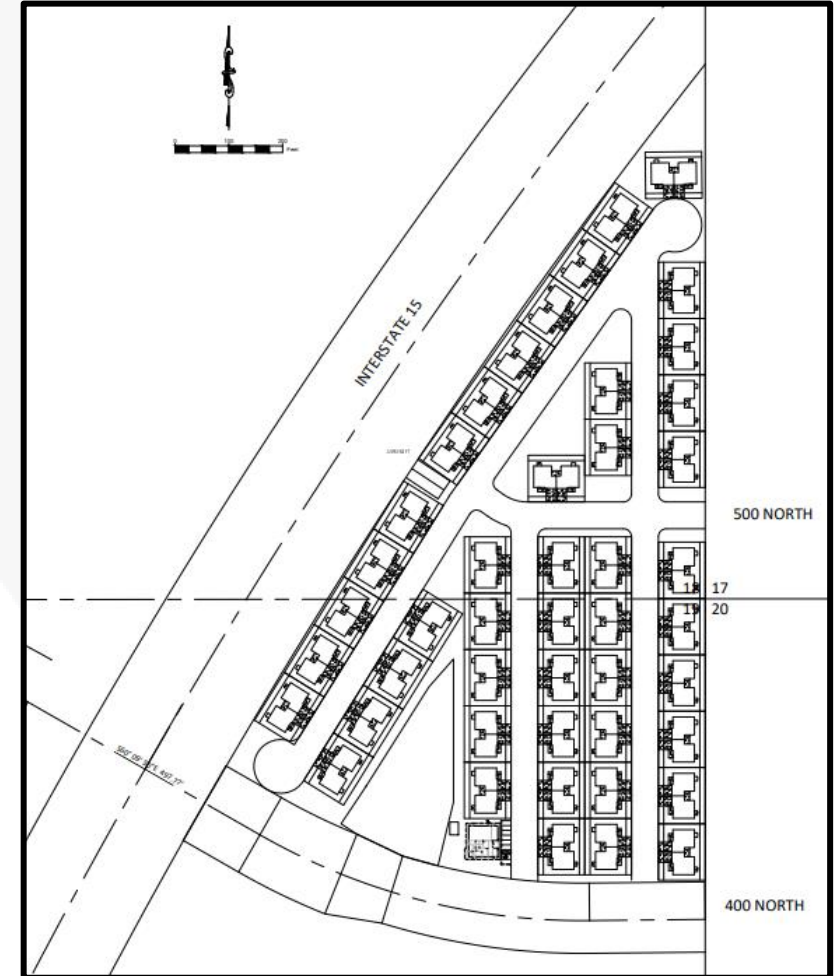


Stone Ridge – Built 22 Years Ago

Pending Fillmore Project



- Location: 410 West 400 North
- Parcel #: F-6992 and F-6999-6
- 40 units
- Commencement: April 2025



Proposed Hinckley Site



- Location: Approx. 650 W. Center, Hinckley, UT 84635
- Parcel #: H-2191
- Zoning Requested: R-1 Single Family Residential (Duplex)
- Density Requested: 5-6 Units/Acre

