

Introduction to Apex Development Partners

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

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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

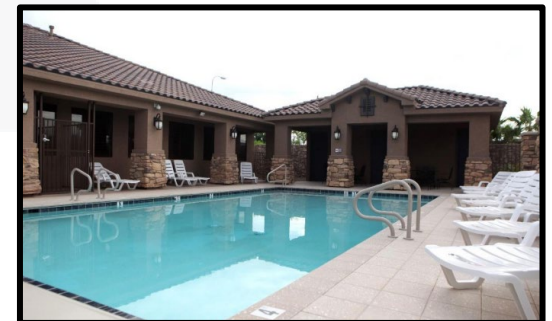
- ✗ Government pays a portion of tenant's rent based on tenant's income.
- ✗ Rent assistance declines if tenant's income rises. This disincentivizes tenants from bettering themselves and earning more income.

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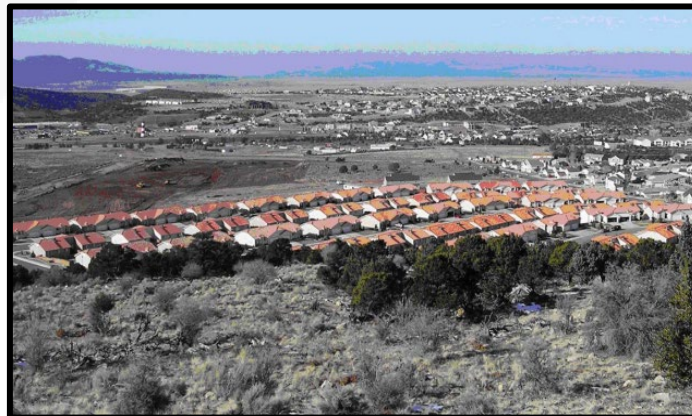


What sets us apart?

- ✓ 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.



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Hurricane Hills – Built 28 Years Ago



Riviera Palms – Built 26 Years Ago



Pine Valley – Built 24 Years Ago

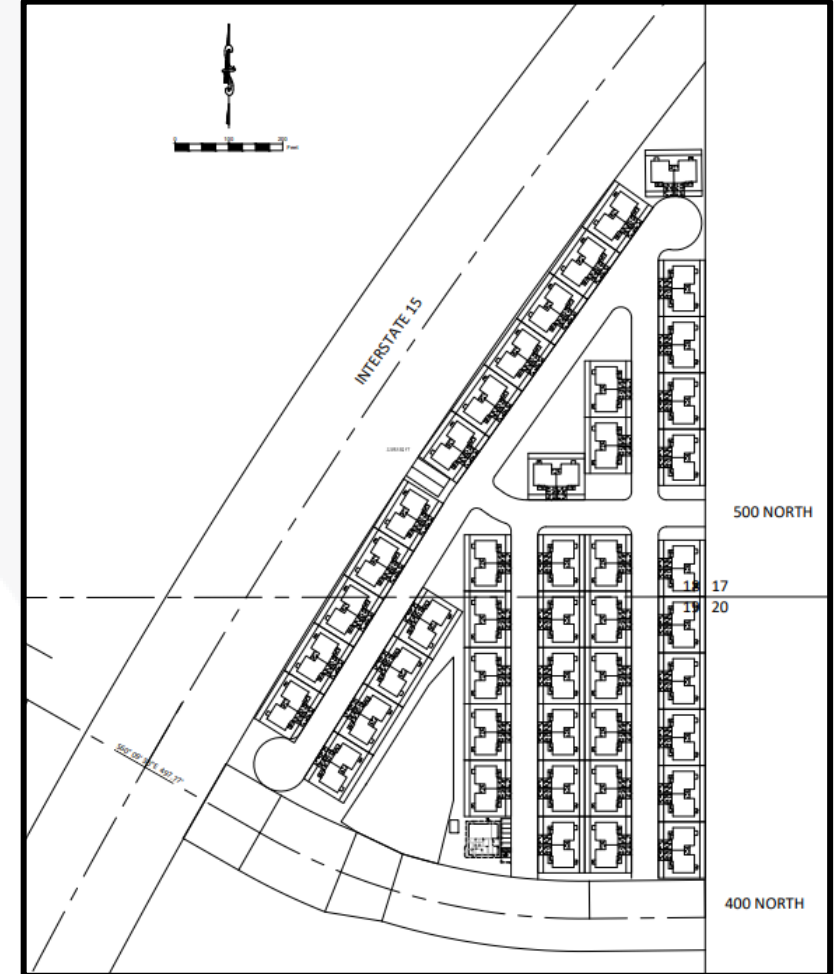


Stone Ridge – Built 22 Years Ago

Approved Fillmore Project



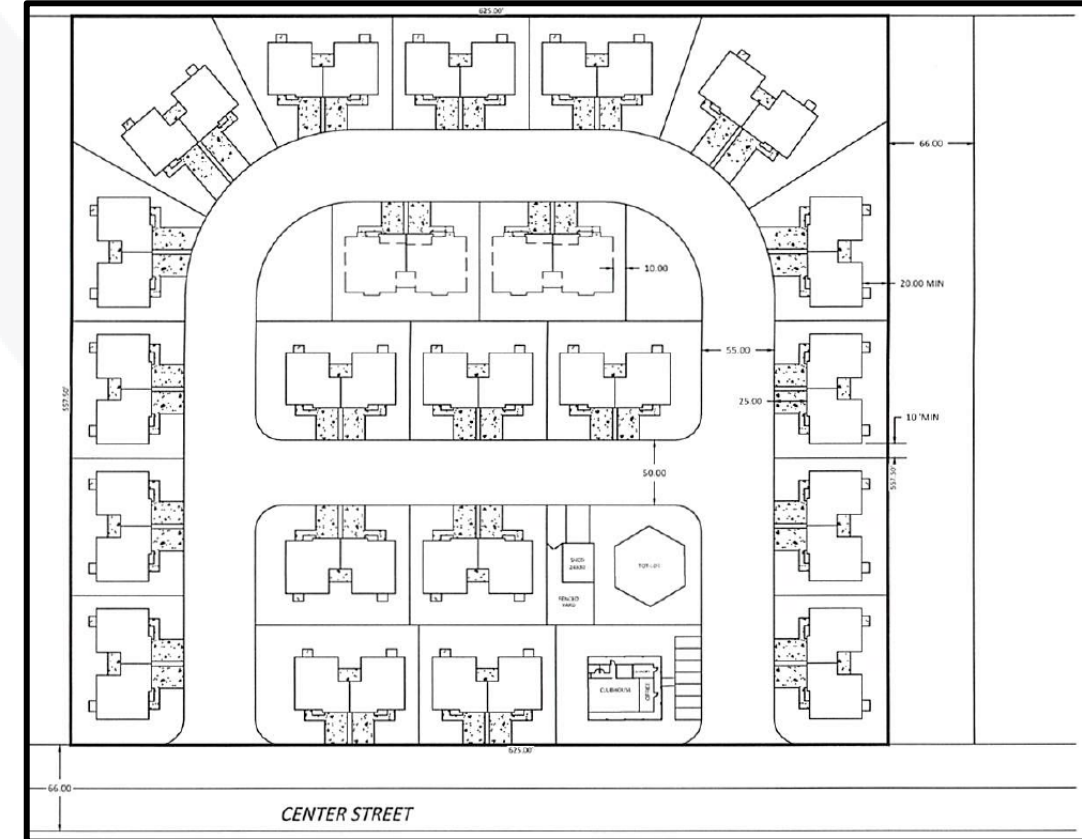
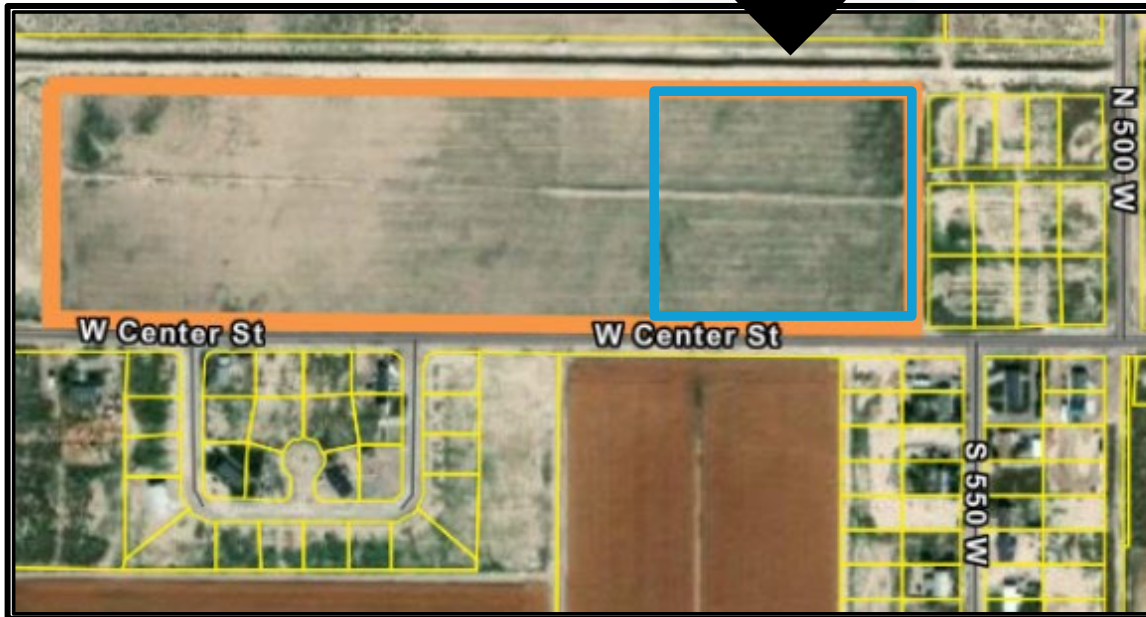
- Location: 410 West 400 North
- 40 units
- Commencement: 2025



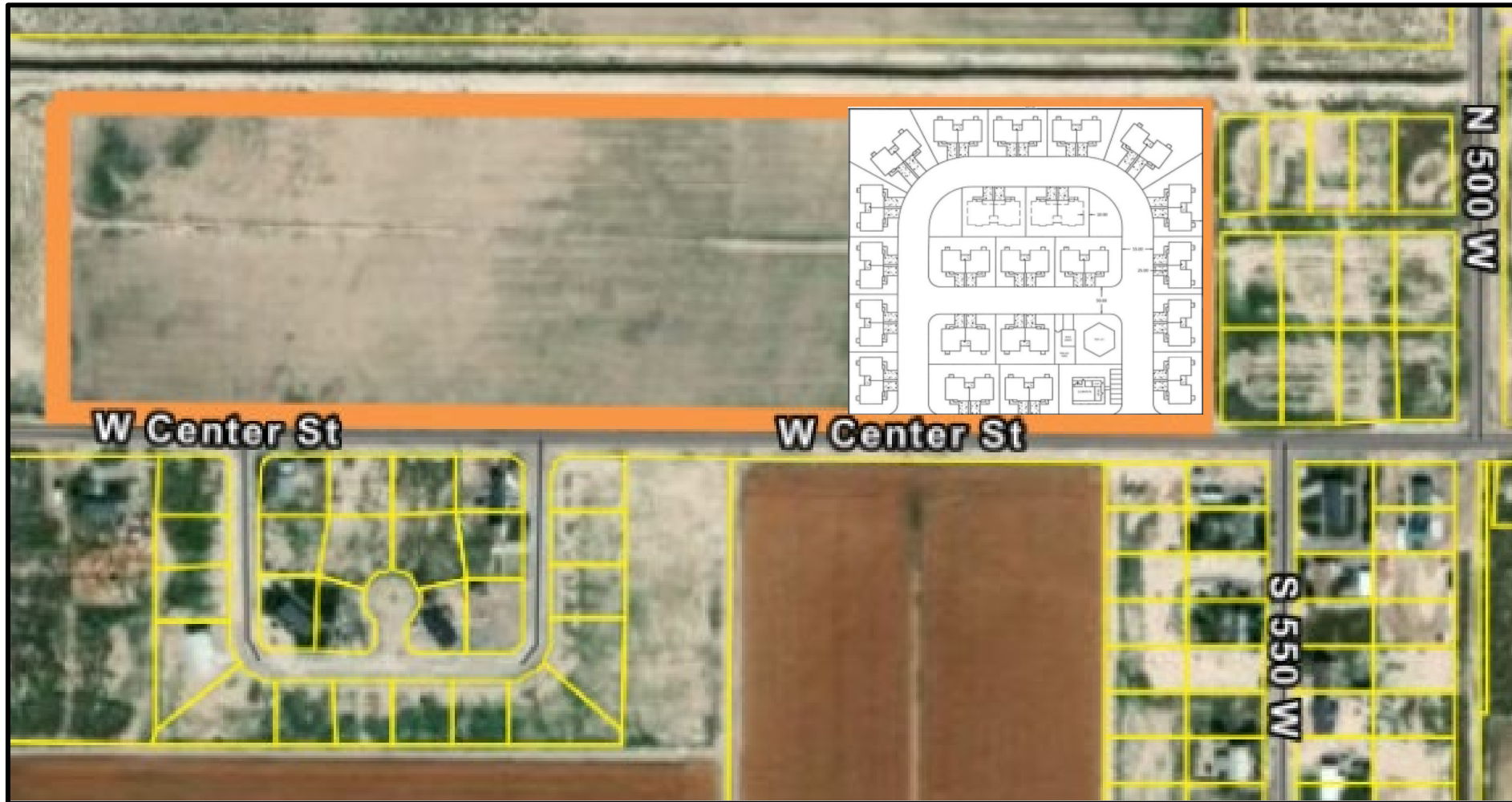
Proposed Hinckley Site



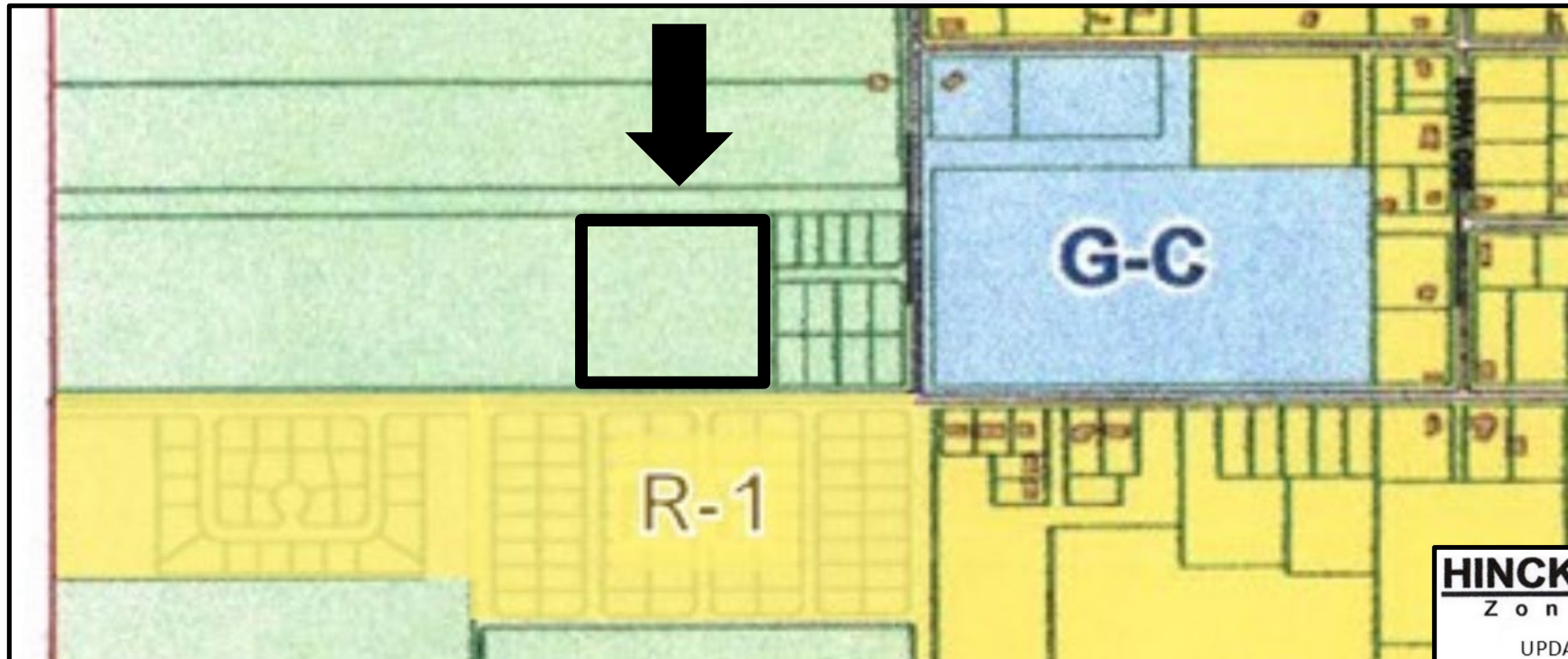
- Location: Approx. 650 W. Center, Hinckley, UT 84635
- Parcel #: H-2191
- Zoning Requested: R-1 Single Family Residential (Duplex)
- Density Requested: 5-6 Units/Acre



Proposed Hinckley Site







Proposed Hinckley Site



HINCKLEY TOWN
Z o n i n g M a p
UPDATED April 18, 2024

Zone Types

-  Agricultural
-  GC General Commercial
-  I-1 Light Industrial
-  R-1 Single Family Res.

Local Housing Demand



CBRE

500+

Offices

100+

Countries

140K*

People

~90



of Fortune 100 Clients

- Using CBRE, the global leader in commercial real estate, for market analysis and housing supply/demand data.
- Current research and analysis indicates that there is sufficient demand for 55-65 new residences
- Proposed Hinckley project will be around 40 units

Hinckley Market Area Summary



- 7 available rental units within 20 miles
- Affordable housing rent ranges between \$500 - \$1,200/moth




● For Rent - House

\$1,799

3 bed 1 bath 1,019 sqft Pets OK

175 N 400 W
Delta, UT 84624

Contact Property



● For Rent - House

\$1,800

3 bed 2 bath

165 E 100 S
Elsinore, UT 84724

Contact Property

\$2,800 / month

33 S 800 W Rd, Hinckley, UT 84635

2 Weeks Ago

Check Back Soon for Upcoming Availability

Alert Me About Listings

Beds	Baths	Average SF
4 Bedrooms	2 Baths	1,240 SF

R6 REGIONAL COUNCIL

To Whom It May Concern,

I had the pleasure of first meeting Gregory Wagner over 11 years ago when he approached R6 Regional Council, previously known as Six County Association of Governments, to discuss a potential partnership on the Eagle View Townhomes Project in Richfield, Utah. Upon completion of this project, we decided to move forward with a second phase together. The Eagle View developments provide much-needed affordable housing for both seniors and families.

Mr. Wagner consistently builds high-quality, attractive projects that are in great demand, with waiting lists that reflect their popularity. He takes exceptional care in maintaining the properties, both inside and out, ensuring they are a positive and lasting asset to the community. The Eagle View Townhomes remain the most desirable and well-maintained affordable housing options in the county, surpassing even newly built developments in upkeep.

Most recently, we have partnered with Mr. Wagner on the Sage Meadow Townhomes project in Fillmore, which is scheduled to begin construction within the next 60 days.

We are excited to continue working with Mr. Wagner on the proposed project in Hinckley, Utah, and we strongly recommend him to you. We hope you will support the necessary zoning approval for this development.

Please feel free to contact me directly if you have any questions or require further information.



Travis Kyhl
Executive Director