

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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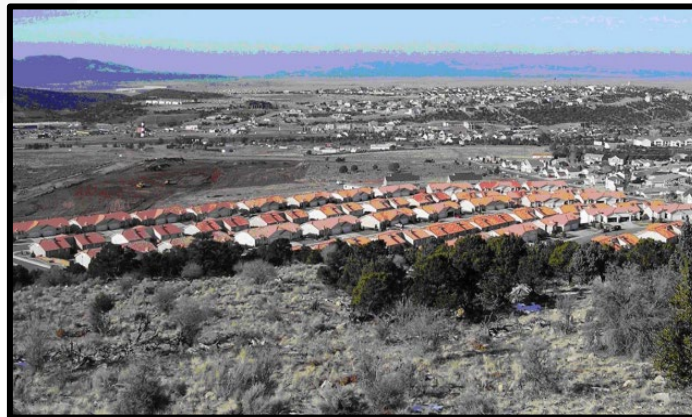


What sets us apart?

- ✓ 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

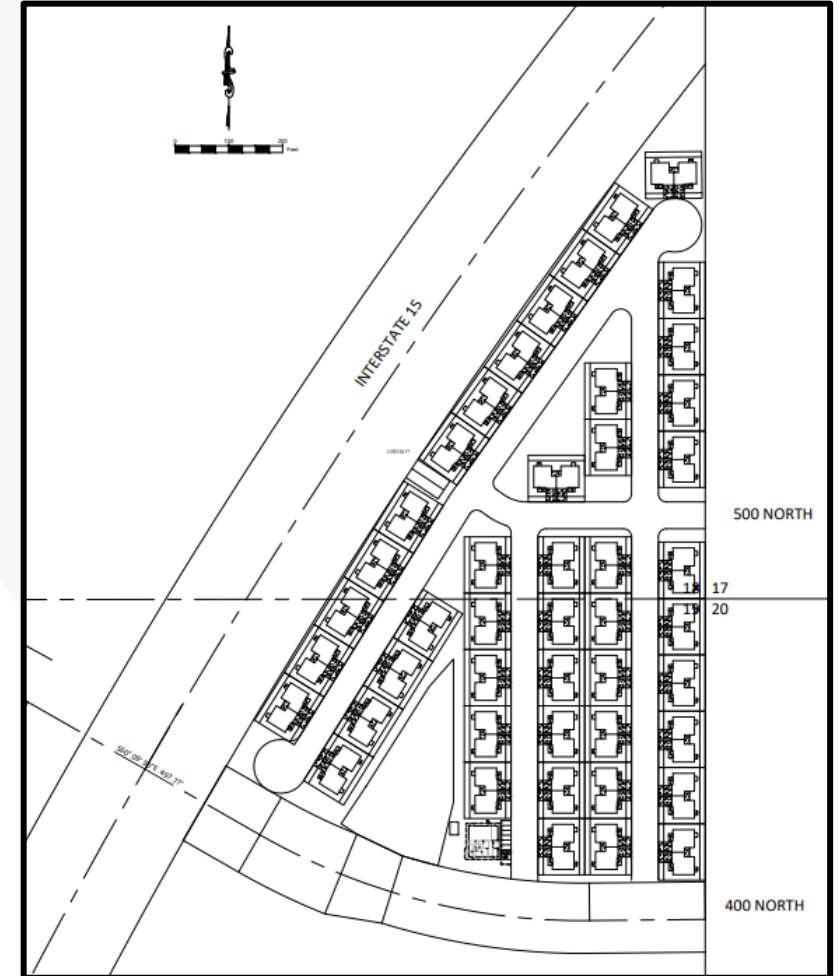


Stone Ridge – Built 22 Years Ago

Approved Fillmore Project



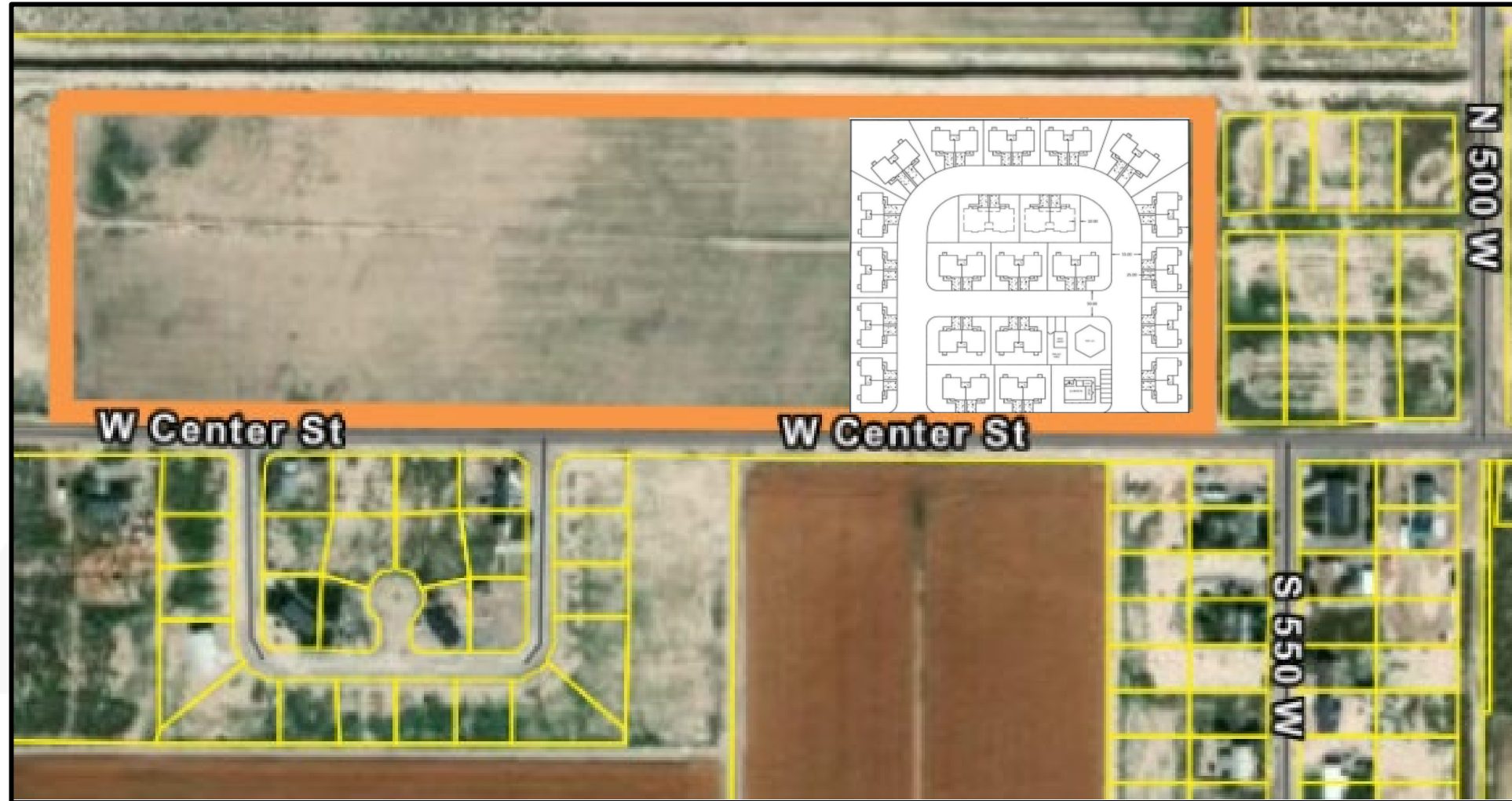
- Location: 410 West 400 North
- 40 units
- Commencement: 2025



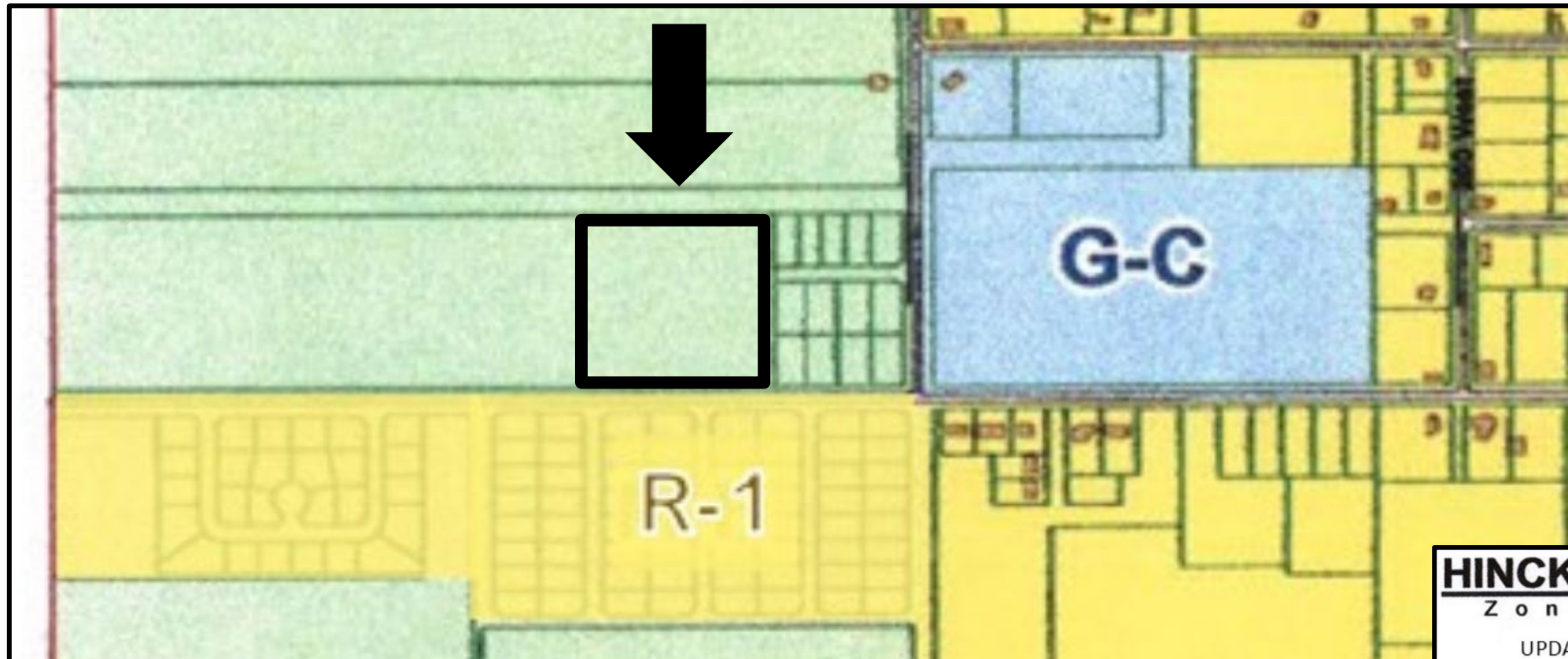
Proposed Hinckley Site



- 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



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

Sunset Ridge Village - Cedar City, UT



- **Phase 1 – 2000**
- **Phase 2 – 2001**
- **Phase 3 – 2002**



Pine Valley Townhomes- Washington, UT



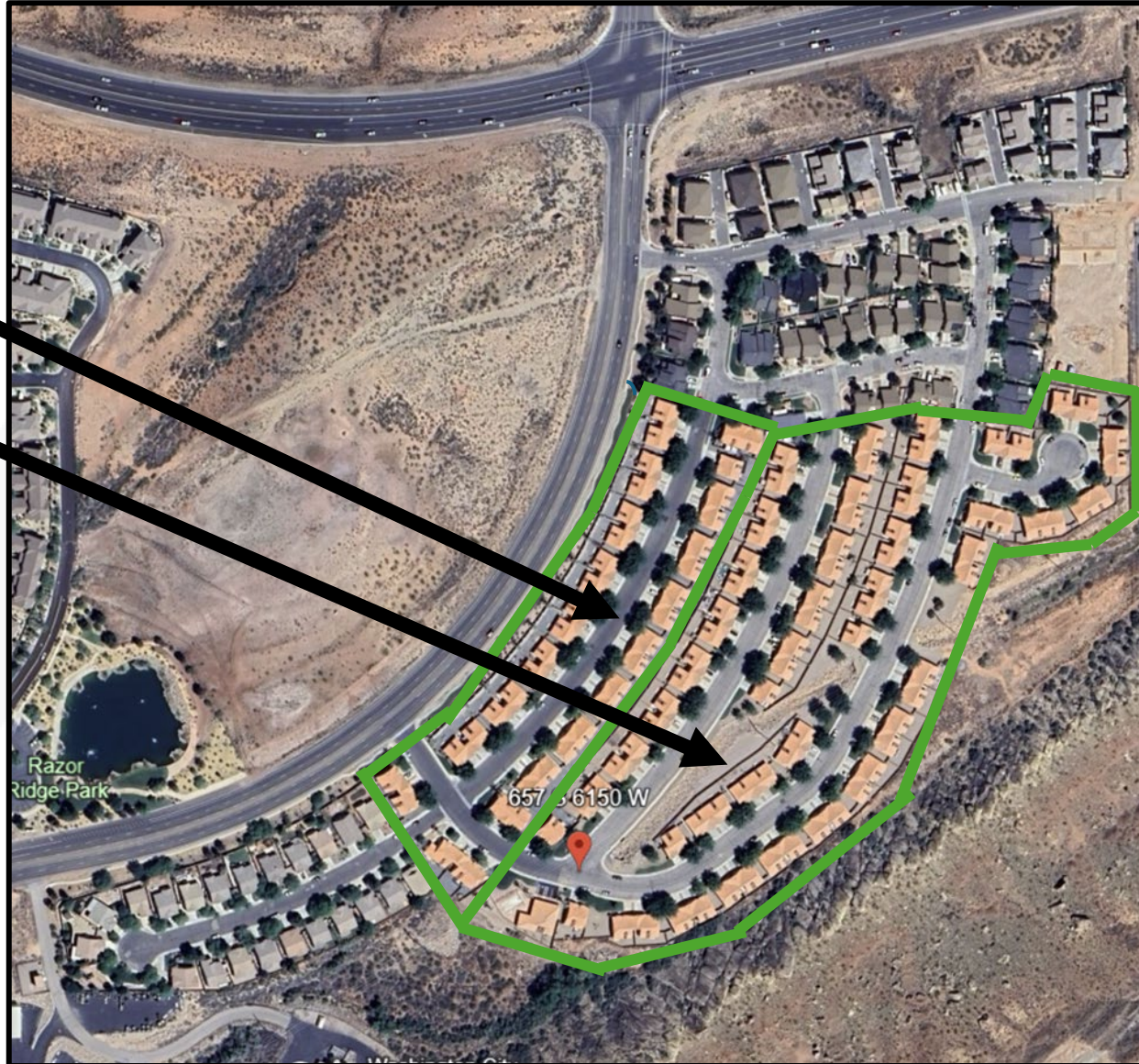
- Phase 1 – 2001
- Phase 2 – 2002
- Phase 3 - 2003



Stone Ridge Townhomes- Hurricane, UT



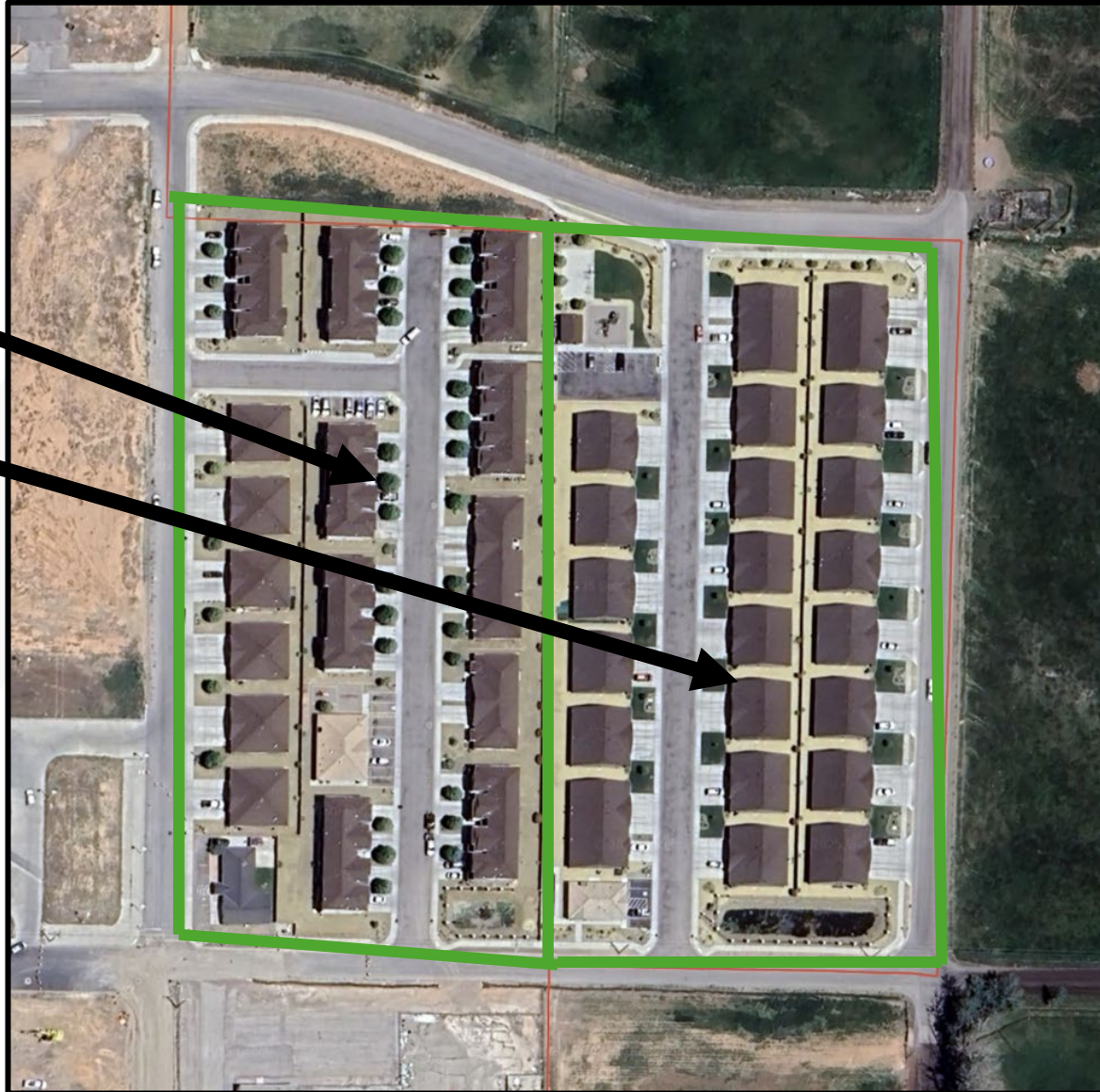
- Phase 1 – 2004
- Phase 2 – 2005



Eagle View Townhomes - Richfield, UT



- Phase 1 – 2015
- Phase 2 – 2017



Proposed Hinckley Site - Original



March 5, 2025

Hinckley Mayor – Brian Florang
Hinckley Planning & Zoning Commission
Hinckley Town Council

Thank you for working with us as we navigate the process of a zone change and a future subdivision request. We really appreciate your patience and guidance through this process.

Throughout this process, on multiple occasions, it has been brought to our attention that the city is very concerned about street alignments and traffic flow in order to avoid many of the planning inconsistencies of the of the past decades.

We have taken your input and concerns to heart and have abandoned our original subdivision layout to incorporate your needs and concerns. Attached are 4 possible subdivision layouts that address your needs and concerns:

- Aligning the streets in the subdivision with the streets across the road.
- Showing how the streets can be designed to allow for future traffic flow to the north.
- Provide a sample of how future streets could be laid out in the rest of the land to the west.

We have attempted to address your concerns. We commit to and promise to use one, or a combination of all 4 examples, along with the town's continued and future input to come up with a final subdivision that everyone will be pleased with.

Sincerely,

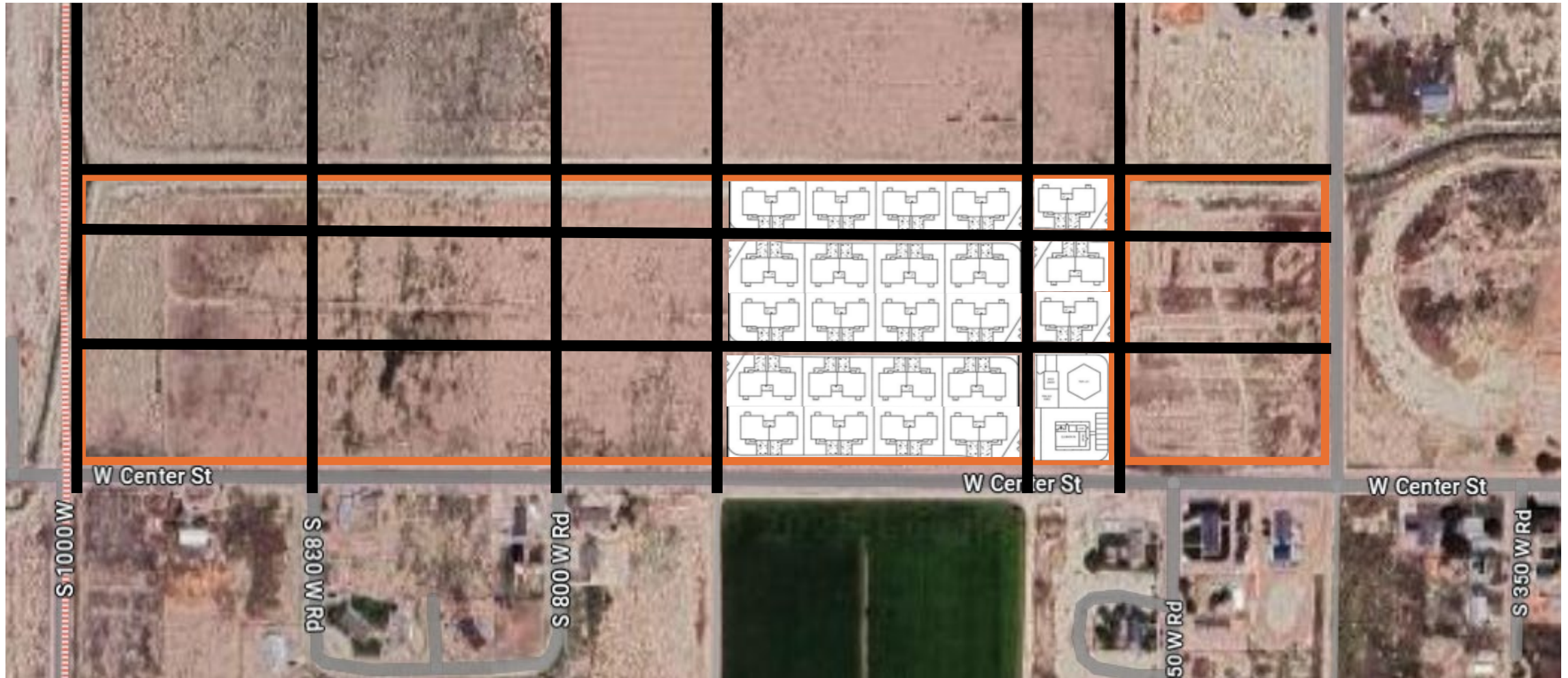


Gregory A Wagner
President

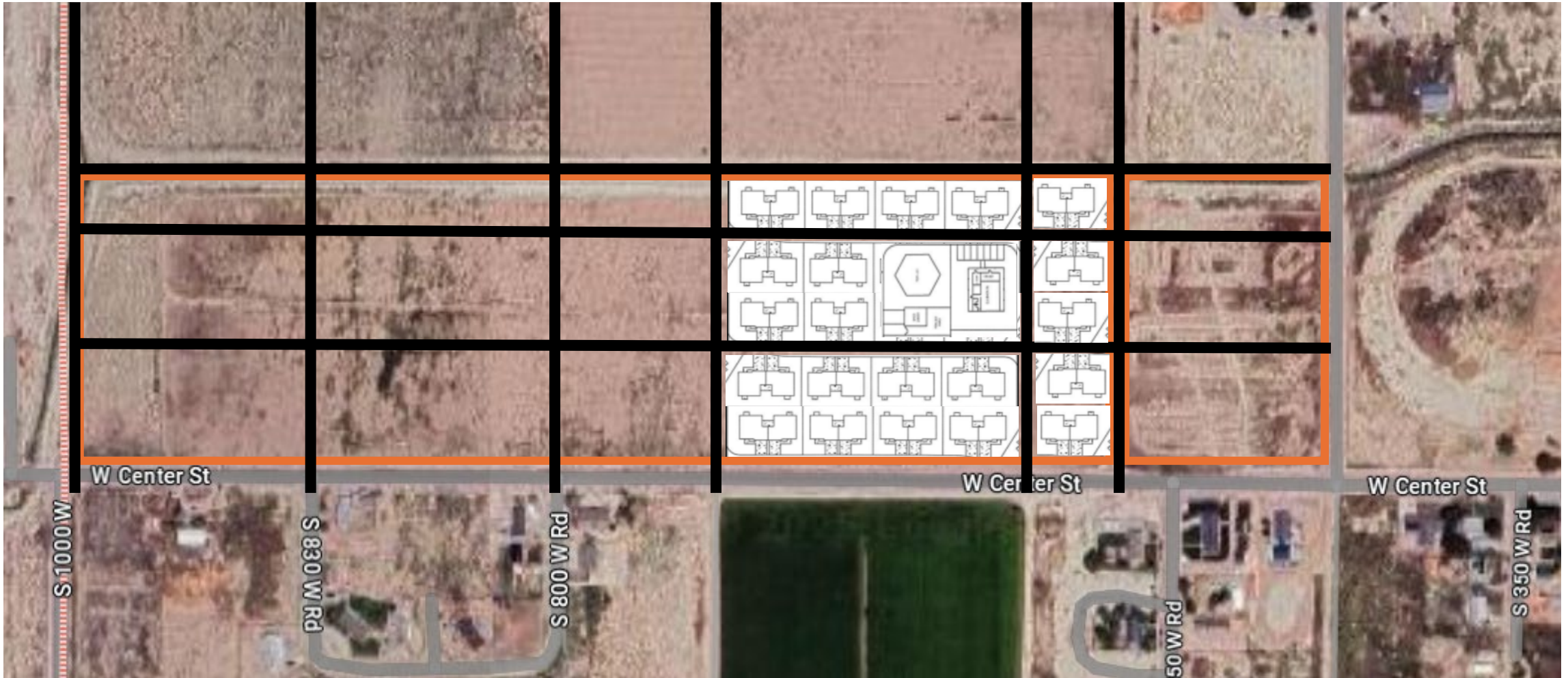
Proposed Hinckley Site - A



Proposed Hinckley Site - B



Proposed Hinckley Site - C



Proposed Hinckley Site - D

