



REAL ESTATE DEVELOPMENT PORTFOLIO





About Switchpoint

Switchpoint specializes in deeply affordable housing options for those in need. For more than 10 years, we have offered innovative solutions in a variety of real estate types to serve a wide range of clientele. Our goal is to provide permanent housing for those exiting homelessness and those facing housing insecurity.

Our dedicated team is uniquely qualified to both develop affordable housing and effectively operate facilities. With current operations spanning Salt Lake, Tooele, Washington and Davis Counties, we are proud to make a meaningful impact in Utah.

Looking ahead, we are committed to expanding our reach and impact to a national level. By replicating our proven models and utilizing our strategic partnerships, we can end homelessness and create thriving communities across the country.

Our Vision

Every individual embodies their worth and value with self-esteem, hope, and abilities restored, thriving in affordable housing.

Riverwalk Village

Operational



Location: 2333 E Dinosaur Crossing Dr., St. George UT 84770

Units: 55 - 1, 2, 3, 4 Bedroom

AMI: 30%-80%

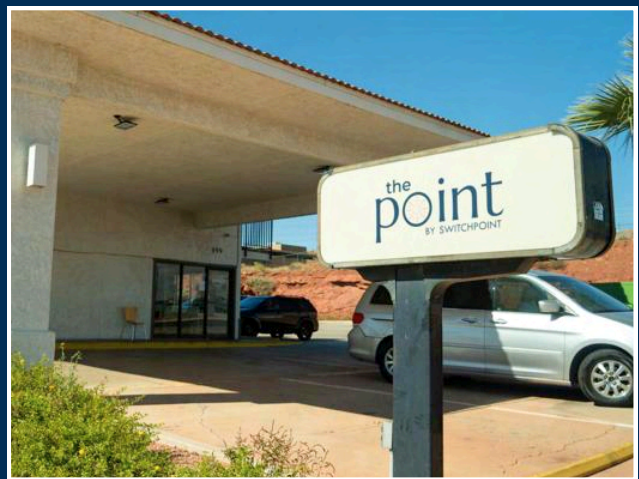
Resident Type: All

Development Type: LIHTC, New Construction

Budget: 17.5 Million

The Point at Red Hills Phase 1

Operational



Location: 999 E Red Hills Parkway, St. George UT 84770

Units: 50 - Studio

AMI: $\leq 30\%$

Resident Type: Chronically homeless seniors and veterans

Development Type: Motel conversion, conventional non-LIHTC

Budget: 4.4 Million

The Point at Red Hills Phase 2

In Development - May 2026



Location: 999 E Red Hills Parkway, St. George UT 84770

Units: 110 - Studio and 1 Bedroom

AMI: $\leq 33\%$

Resident Type: Chronically homeless seniors and veterans

Development Type: New construction LIHTC

Budget: 28.5 Million

Switchpoint Airport

Operational



Location: 2333 W North Temple, Salt Lake City UT 84116

Units: 100 - Studio

AMI: ≤ 30%

Resident Type: Chronically homeless seniors and veterans

Development Type: Hotel conversion, Conventional non-LIHTC

Budget: 8.9 Million

Switchpoint Fairpark Building 1

Operational



Location: 130 N 2100 W, Salt Lake City UT 84116

Units: 94 - Studio

AMI: $\leq 30\%$

Resident Type: Chronically homeless seniors and veterans

Development Type: Hotel conversion, conventional non-LIHTC.

Additional community and office space added on north side.

Budget: 15 Million

Switchpoint Fairpark Building 2

In Development - June 2026



Location: 130 N 2100 W, Salt Lake City UT 84116

Units: 76 - 1 Bedroom

AMI: $\leq 30\%$

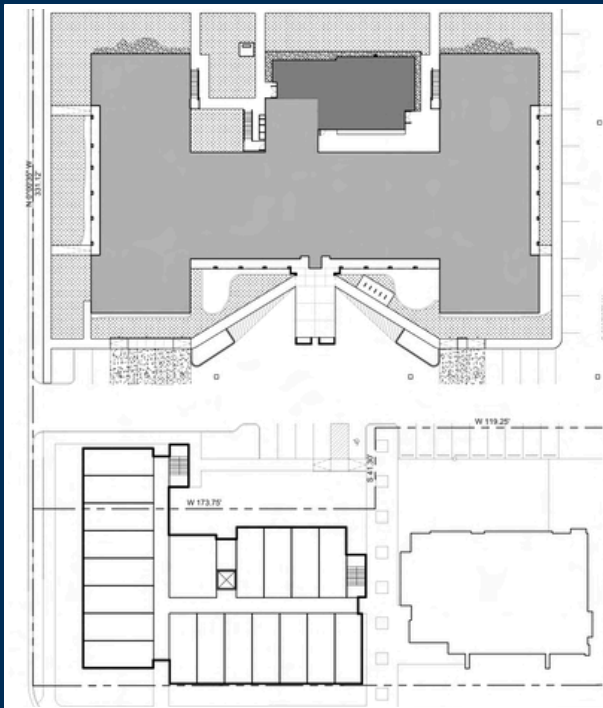
Resident Type: Chronically homeless seniors and veterans

Development Type: New construction LIHTC

Budget: 21 Million

Switchpoint Fairpark Building 3

In Development - June 2026



Location: 130 N 2100 W, Salt Lake City UT 84116

Units: 80 - 1 Bedroom

AMI: $\leq 30\%$

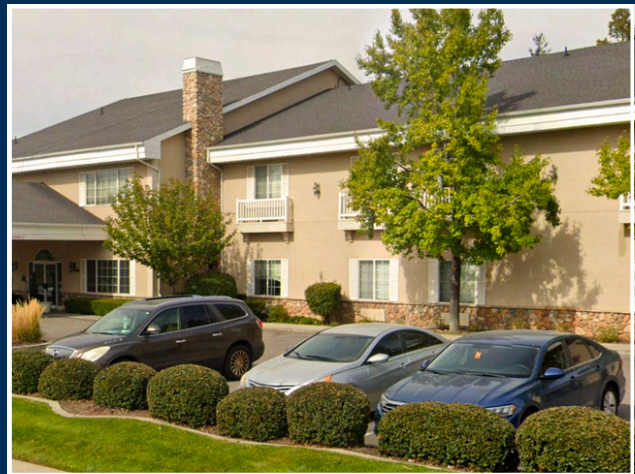
Resident Type: Chronically homeless seniors and veterans

Development Type: New construction LIHTC

Budget: 23 Million

Switchpoint Canyon Rim

Operational



Location: 1871 E 3300 S, Salt Lake City UT 84106

Units: 43 - Studio and 1 Bedroom

AMI: $\leq 30\%$

Resident Type: Chronically homeless women with mental Health Challenges

Development Type: Assisted Living facility conversion, conventional non-LIHTC

Budget: 3.5 Million

Switchpoint Jordan River Trail

Operational



Location: 385 W 4800 S, Murray UT 84117

Units: 26 - 1 Bedroom

AMI: $\leq 30\%$

Resident Type: Chronically homeless

Development Type: Conventional non-LIHTC

Budget: 4.4 Million

Harris Community Village

Operational



Location: 251 North 1st Street, Tooele UT 84074

Units: 66 - Studio, 1 Bedroom, 2 Bedroom

AMI: $\leq 35\%$

Resident Type: All

Development Type: LIHTC, in partnership with Tooele County Housing Authority.

Budget: 33.5 Million

Davis Teen Living Center

Operational



Location: 75 N Fort Ln, Layton UT 84041

Number of Units: 16 - Studio

AMI: N/A

Resident Type: Teenagers

Development Type: New construction non-LIHTC, in partnership with Davis County School District and Davis Education Foundation

REAL ESTATE DEVELOPMENT AND OPERATIONS TEAM



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