

BLOOM

In Hideout

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Planning Commission Meeting March 16th:

- About us
- High level vision
- Numbers - Density
- A few other fun things
- Answer questions

About Us

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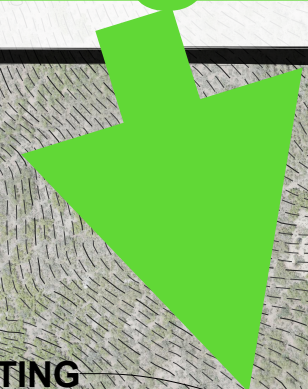
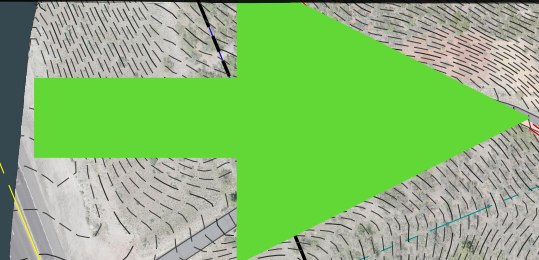
Ryan Sapp and Jenni Hogan

- Home sweet home - Local developers, we are the end users, we want to live and enjoy this development also
- Passionate about this land - Magical special land, our goal is to honor this sacred land
- Legacy project for us - Personal money & Full-time focus, We are all in to make this great!
- We are invested in Hideout - We have several properties already, love it for the same reasons others love it, and it's important for us to keep that essence of "hideout"
- We love building teams - Winning track record in biz & sports, excited to be the leaders of this project

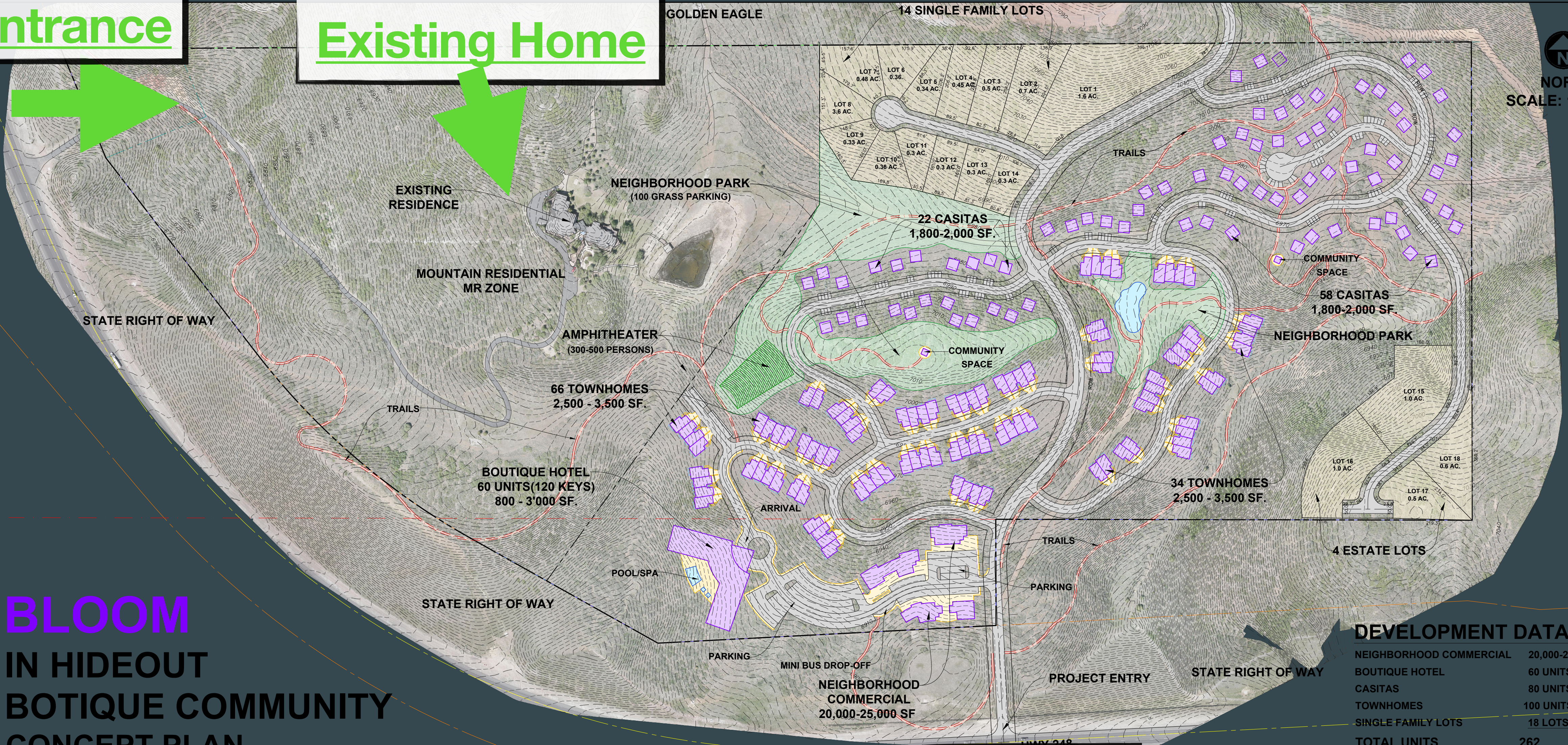
Private
Entrance

Existing Home

N
NORTH
SCALE: 1" = 100'

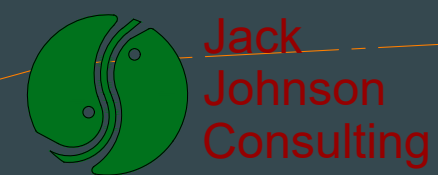


BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023

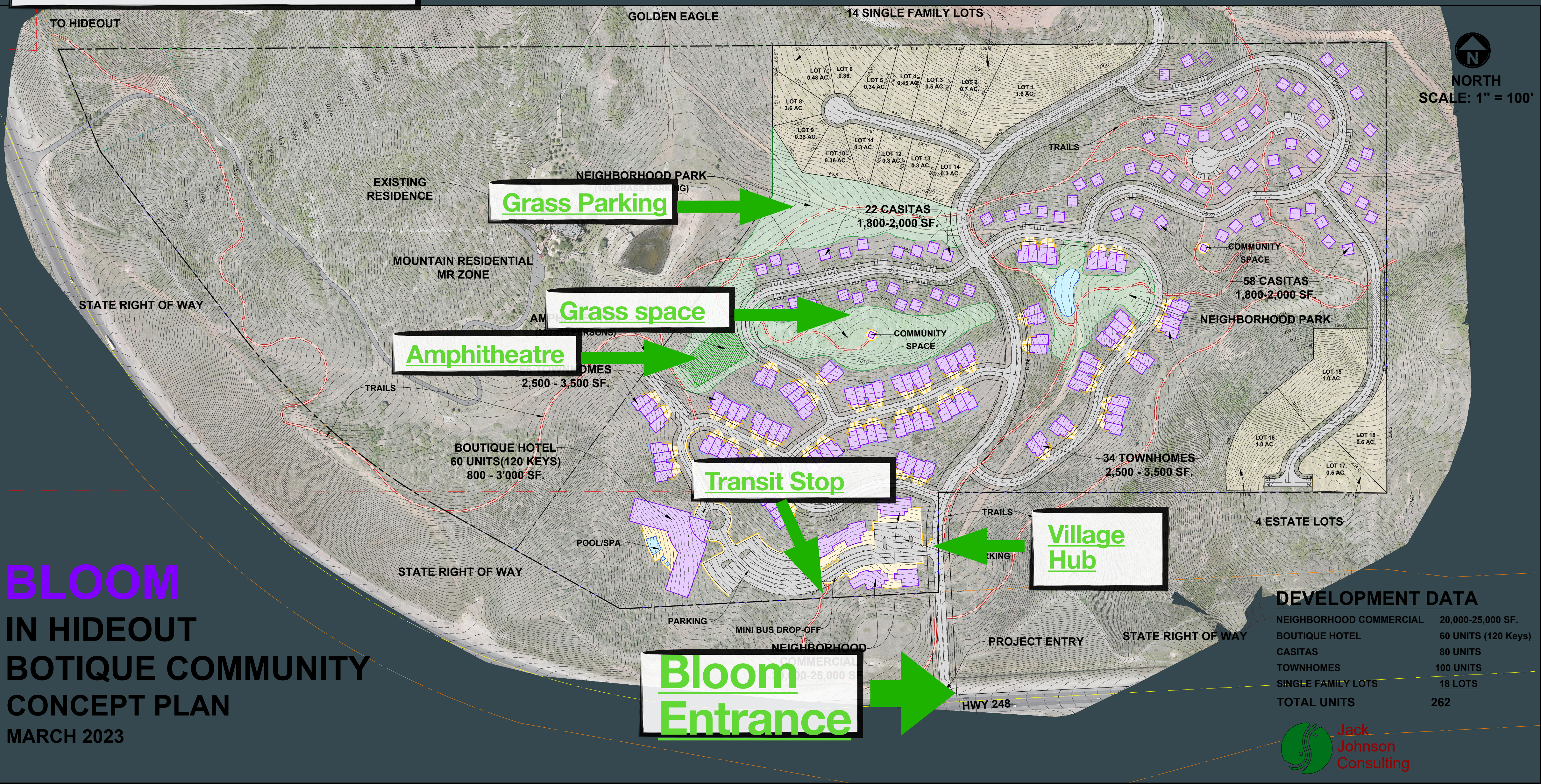


Bloom
Entrance

DEVELOPMENT DATA	
NEIGHBORHOOD COMMERCIAL	20,000-25,000 SF.
BOUTIQUE HOTEL	60 UNITS (120 Keys)
CASITAS	80 UNITS
TOWNHOMES	100 UNITS
SINGLE FAMILY LOTS	18 LOTS
TOTAL UNITS	262



BLOOM IN HIDEOUT BOTIQUE COMMUNITY CONCEPT PLAN MARCH 2023



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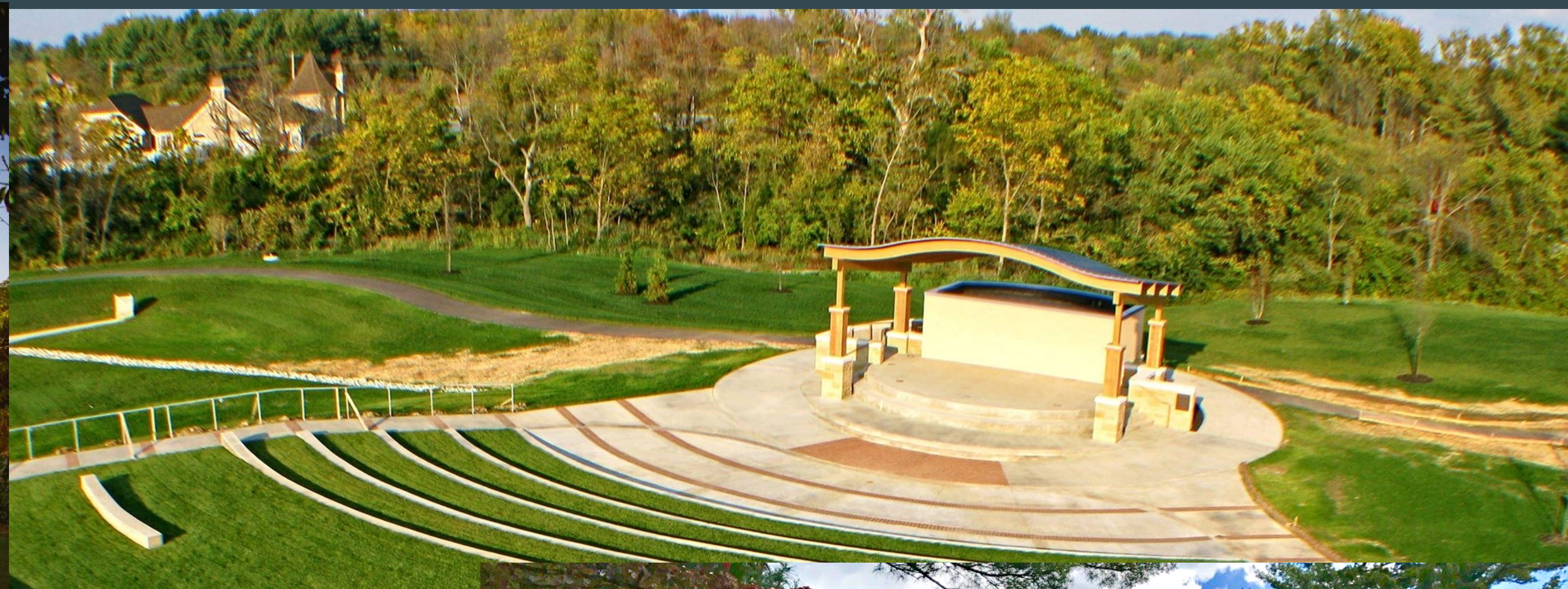
Bloom - Commercial Village

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Bloom - Community Spaces

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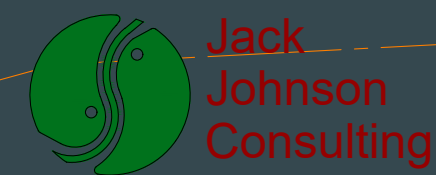
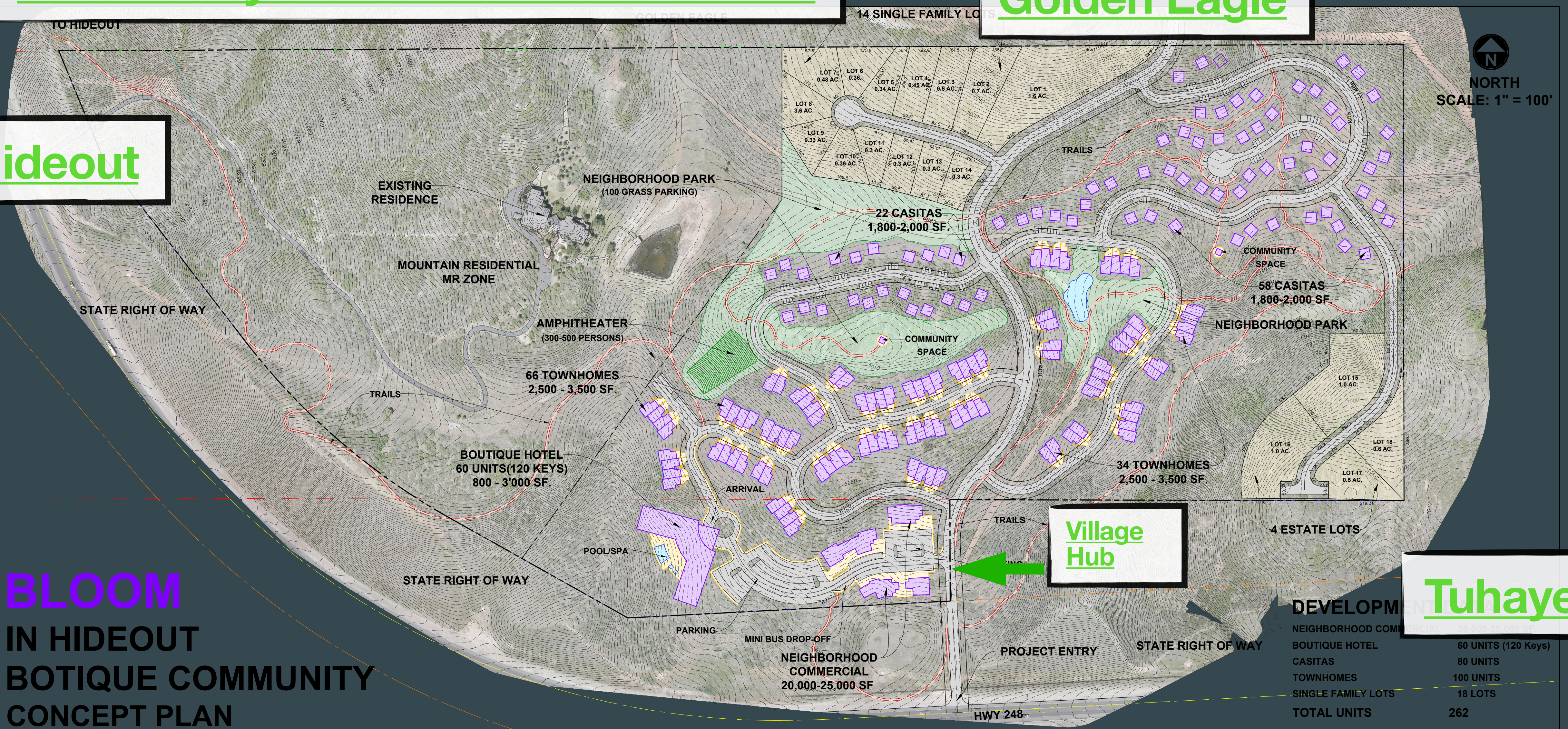


Community Connection: Trail Access

Golden Eagle

Hideout

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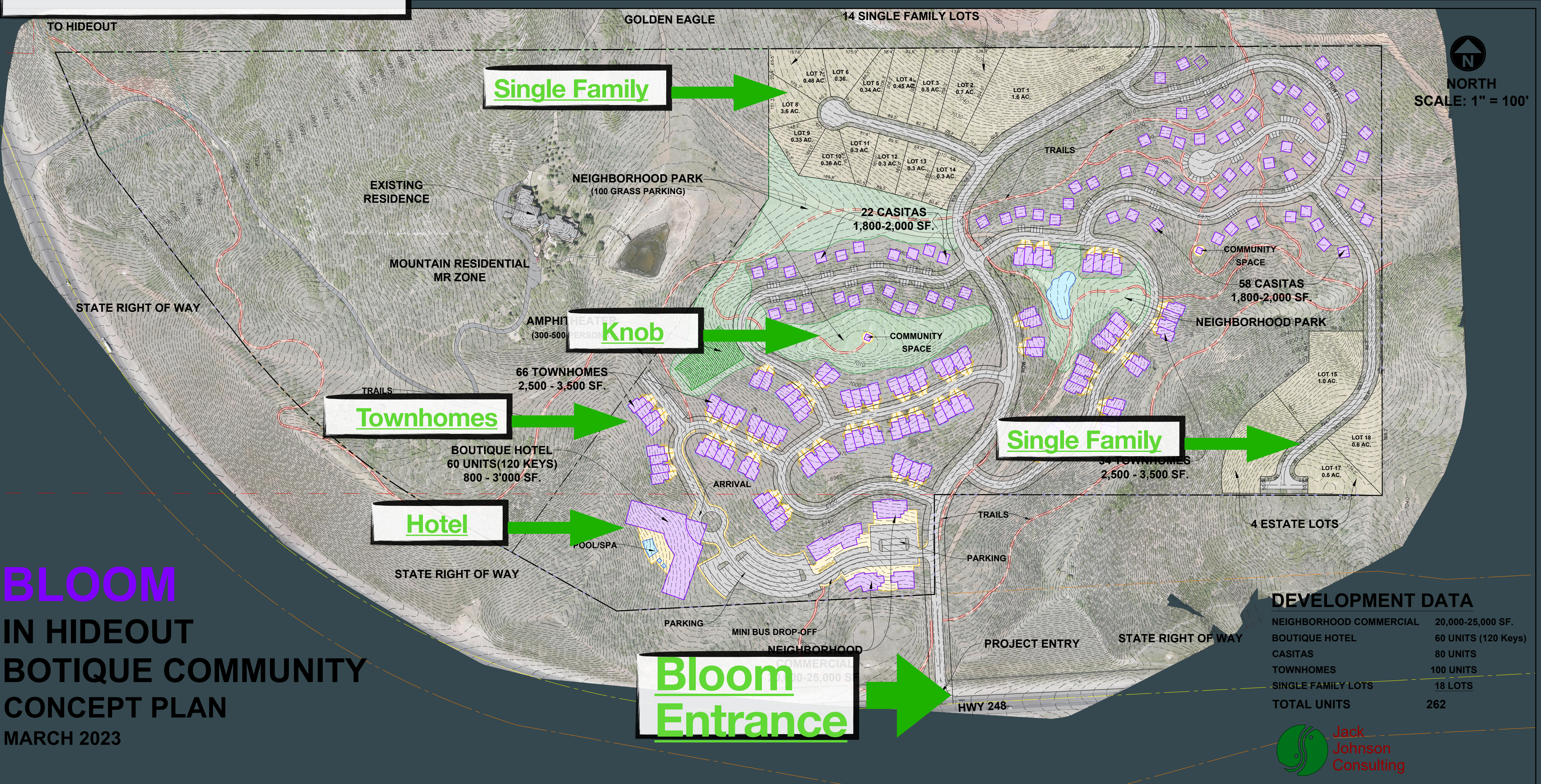


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On-site Lifestyle

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Bloom - Landscape Hotel

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Bloom - Townhomes

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Bloom - Single Family

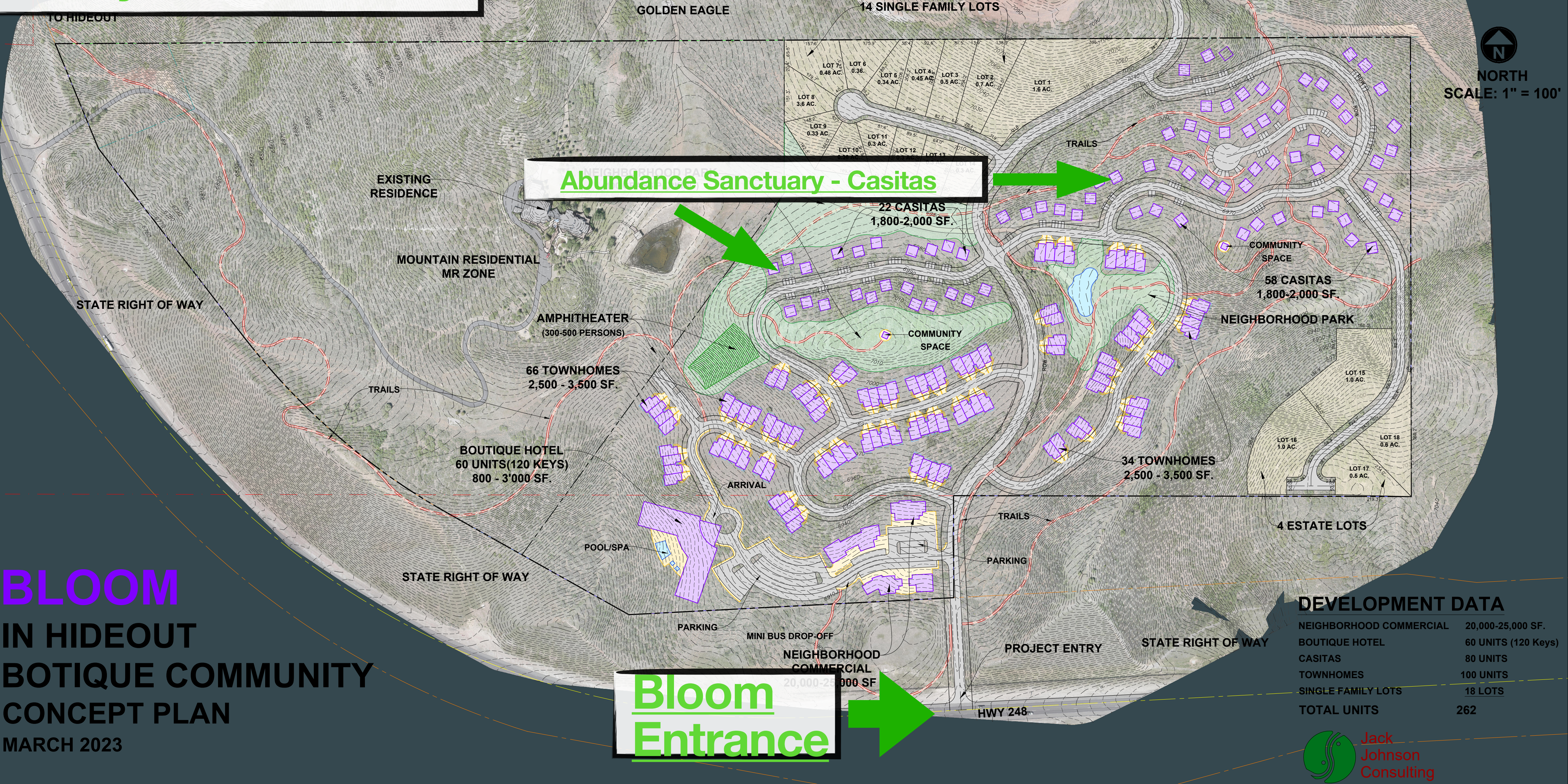
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Luxury Casita Resort

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**IN HIDEOUT
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CONCEPT PLAN
MARCH 2023**



Bloom - Casitas

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Bloom - Cassita Amenities

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- Other Fun Things...
- Goal Timing - Break ground in 2024
- Questions/Feedback

Numbers and Density (72 Acres)

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Spacious open feel:

318 units

Category 1: Approx 5 acres

Total: 120 (Density 24 per acre)

120 Hotel Keys (60 units)

25,000 ft Commercial (6 - 12 Vendors)

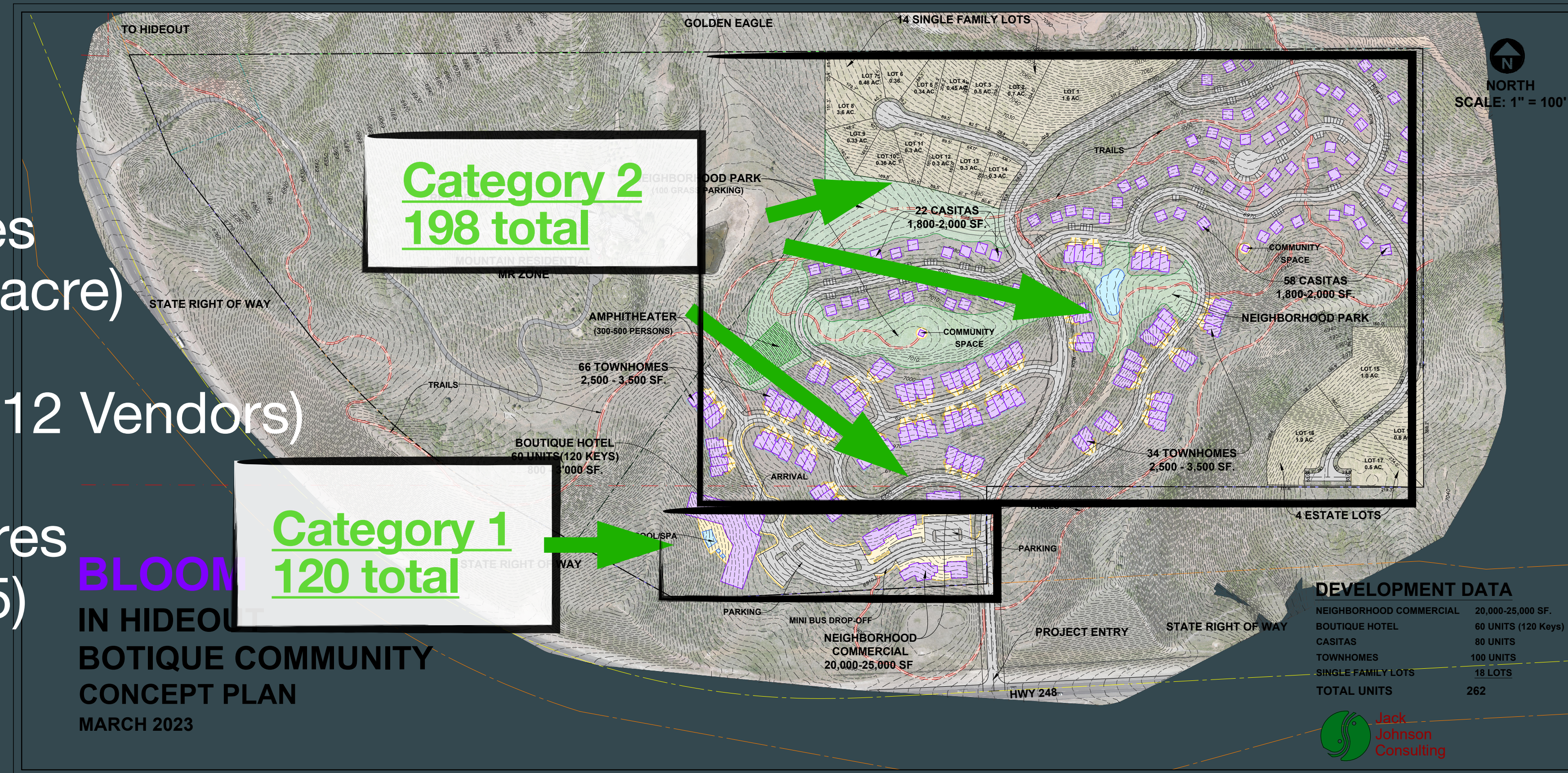
Category 2: Approx 67 acres

Total: 198 (Density of 2.95)

100 Townhouses

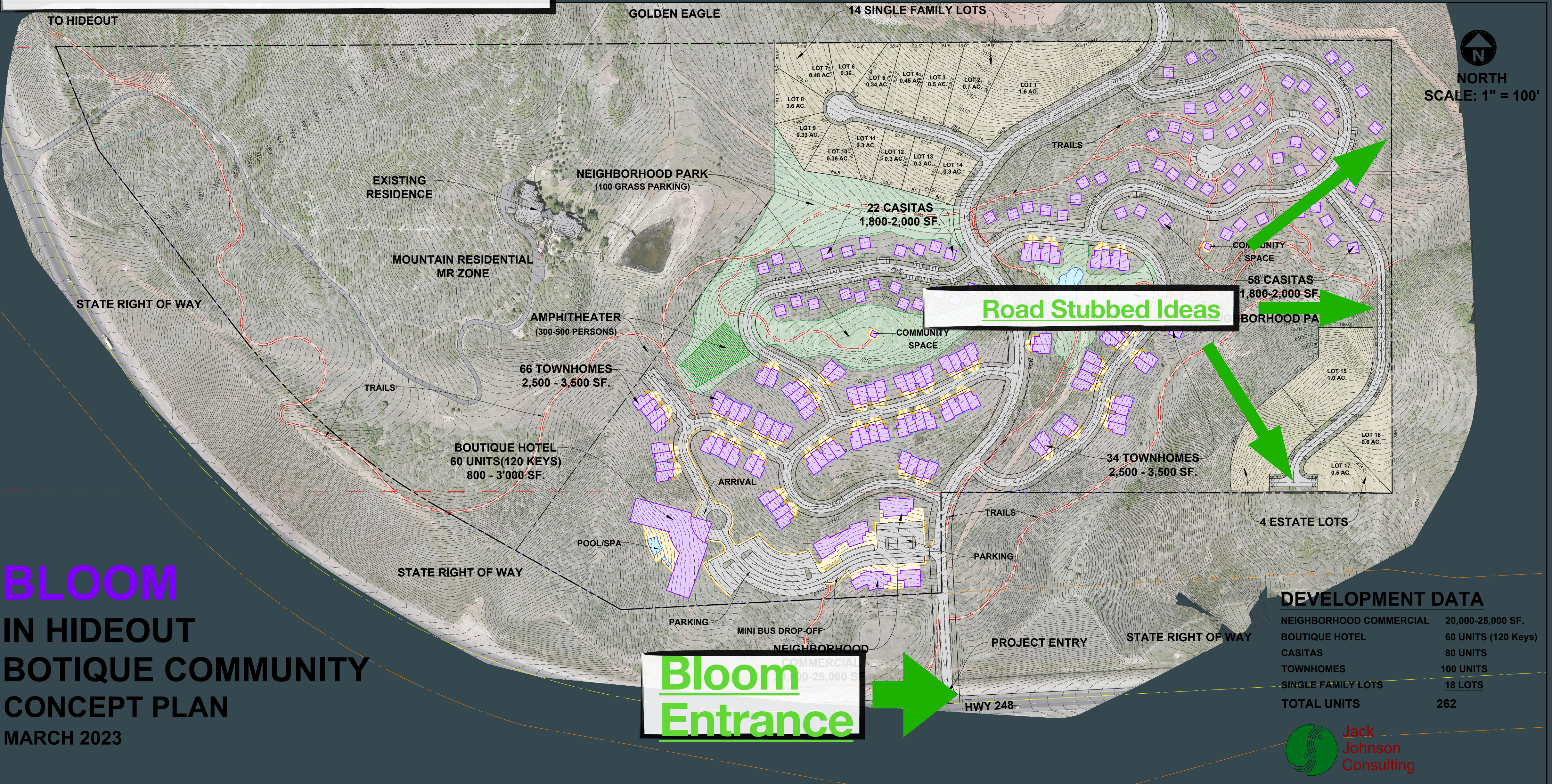
18 Single Family

80 Casitas



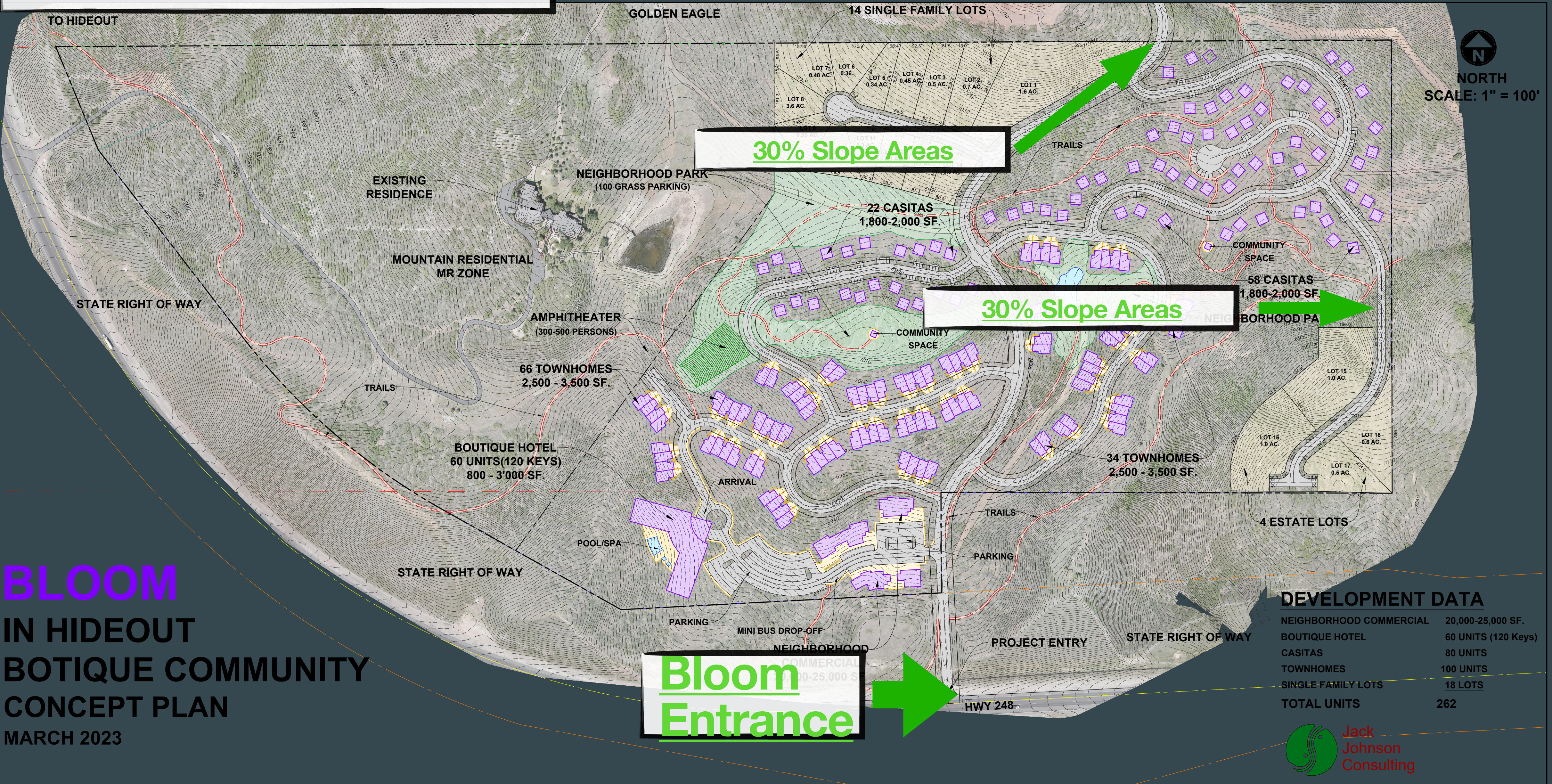
Brainstorm Solutions

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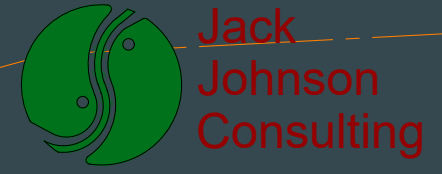
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Thank You

Ryan Sapp and Jenni Hogan