BLOON

<u>In Hideout</u>

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Planning Commission Meeting March 16th:

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

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

14 SINGLE FAMILY LOTS GOLDEN EAGLE **Existing Home** LOT 5 0.45 AC 0.5 AC 0.7 AC 0.7 AC ORTH **SCALE: 1" = 100'** LOT 11 0.3 AC. LOT 12 LOT 13 E 0.3 AC. LOT 14 E 0.3 AC. **NEIGHBORHOOD PARK** EXISTING RESIDENCE 22 CASITAS 1,800-2,000 SF. COMMUNITY MOUNTAIN RESIDENTIAL SPACE MR ZONE 58 CASITAS 1,800-2,000 SF. AMPHITHEATER-NEIGHBORHOOD PARK (300-500 PERSONS) COMMUNITY SPACE 66 TOWNHOMES 2,500 - 3,500 SF. BOUTIQUE HOTEL 34 TOWNHOMES 60 UNITS(120 KEYS) 2,500 - 3,500 SF. 800 - 3'000 SF. TRAILS 4 ESTATE LOTS POOL/SPA PARKING STATE RIGHT OF WAY **DEVELOPMENT DATA** PARKING MINI BUS DROP-OFF STATE RIGHT OF **BOUTIQUE HOTEL 60 UNITS (120 Keys)** PROJECT ENTRY NEIGHBORHOOD-CASITAS 80 UNITS COMMERCIAL **TOWNHOMES 100 UNITS** 20,000-25,000 SF 18 LOTS SINGLE FAMILY LOTS Bloom Entrance

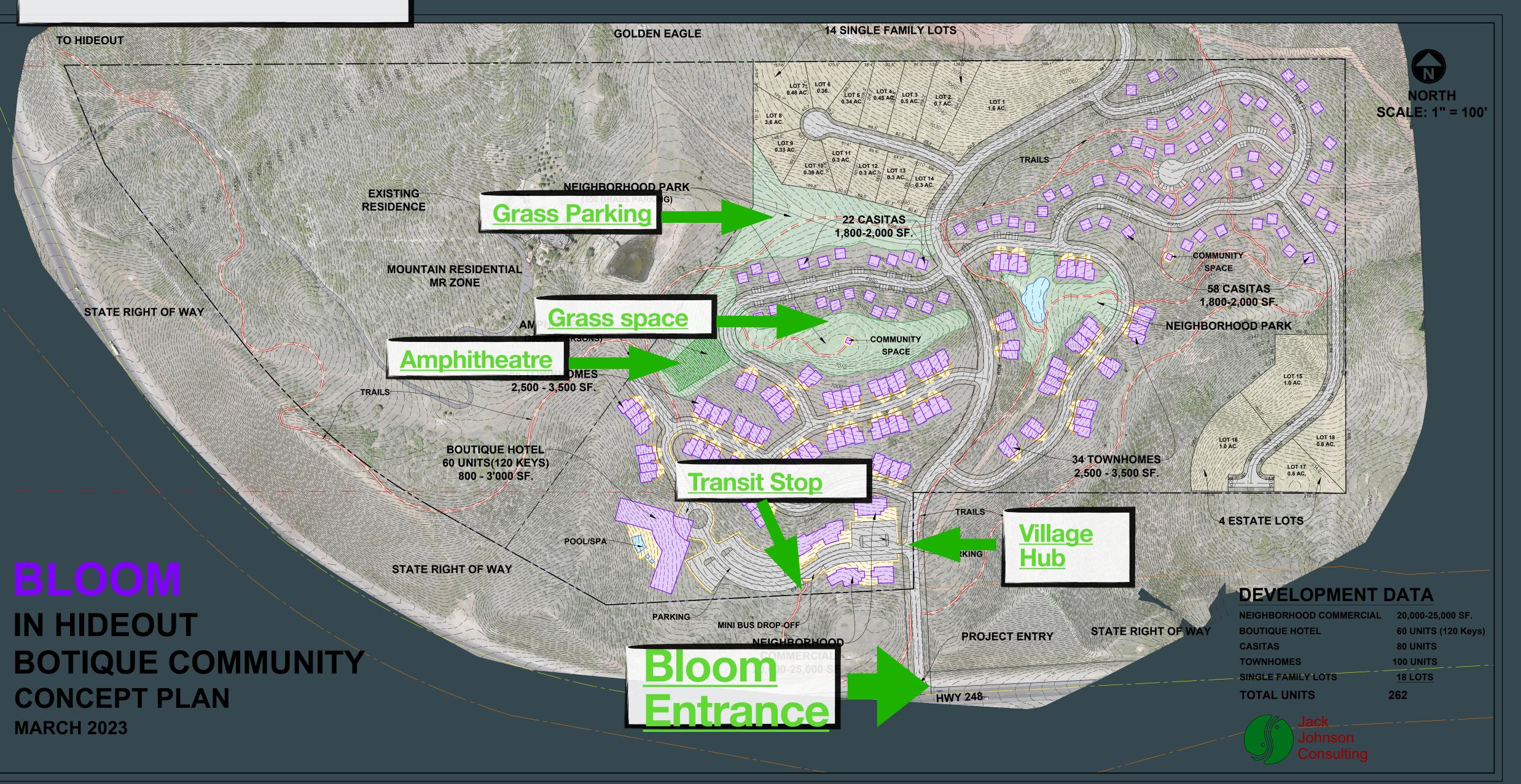
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STATE RIGHT OF WAY

IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN

MARCH 2023

Community Hub



Bloom - Commercial Village

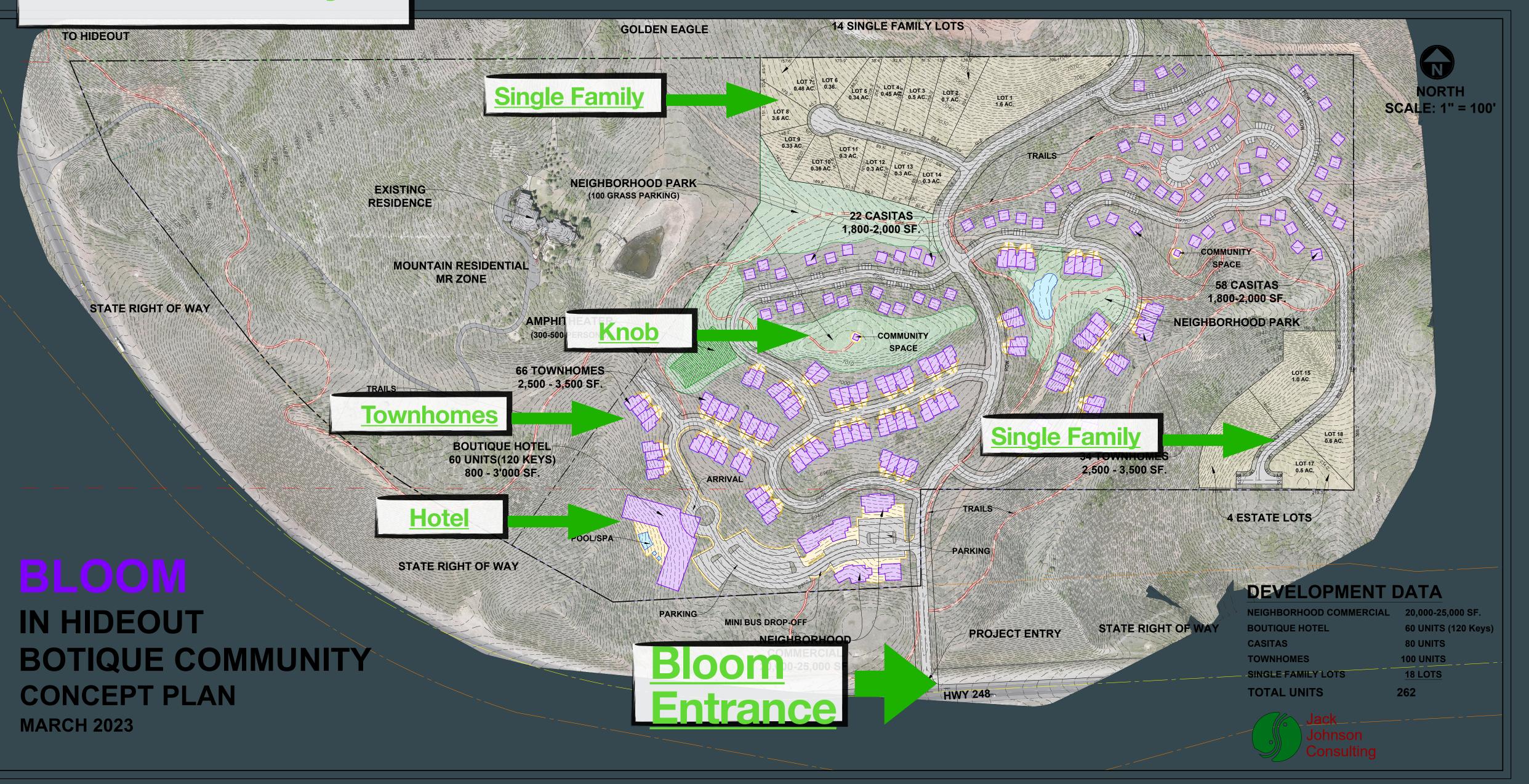


Bloom - Community Spaces



Community Connection: Trail Access Golden Eagle 14 SINGLE FAMILY LO NOHIDEOUT LOT 5 0.45 AC 0.5 AC 0.7 AC 0. NORTH **SCALE: 1" = 100 Hideout** LOT 12 LOT 13 EOT 14 0.3 AC. LOT 14 NEIGHBORHOOD PARK EXISTING RESIDENCE 22 CASITAS 1,800-2,000 SF COMMUNITY MOUNTAIN RESIDENTIAL SPACE MR ZONE 58 CASITAS 1,800-2,000 SF. STATE RIGHT OF WAY AMPHITHEATER-NEIGHBORHOOD PARK (300-500 PERSONS) 66 TOWNHOMES 2,500 - 3,500 SF. BOUTIQUE HOTEL 34 TOWNHOMES 60 UNITS(120 KEYS) 2,500 - 3,500 SF. 800 - 3'000 SF. **Village** 4 ESTATE LOTS POOL/SPA Hub STATE RIGHT OF WAY **Tuhaye** DEVELOP PARKING IN HIDEOUT MINI BUS DROP-OFF 60 UNITS (120 Key STATE RIGHT OF WA **BOUTIQUE HOTEL** PROJECT ENTRY **NEIGHBORHOOD CASITAS** 80 UNITS **BOTIQUE COMMUNITY** COMMERCIAL **TOWNHOMES** 20,000-25,000 SF SINGLE FAMILY LOTS 18 LOTS CONCEPT PLAN HWY 248 TOTAL UNITS **MARCH 2023**

On-site Lifestyle



Bloom - Landscape Hotel







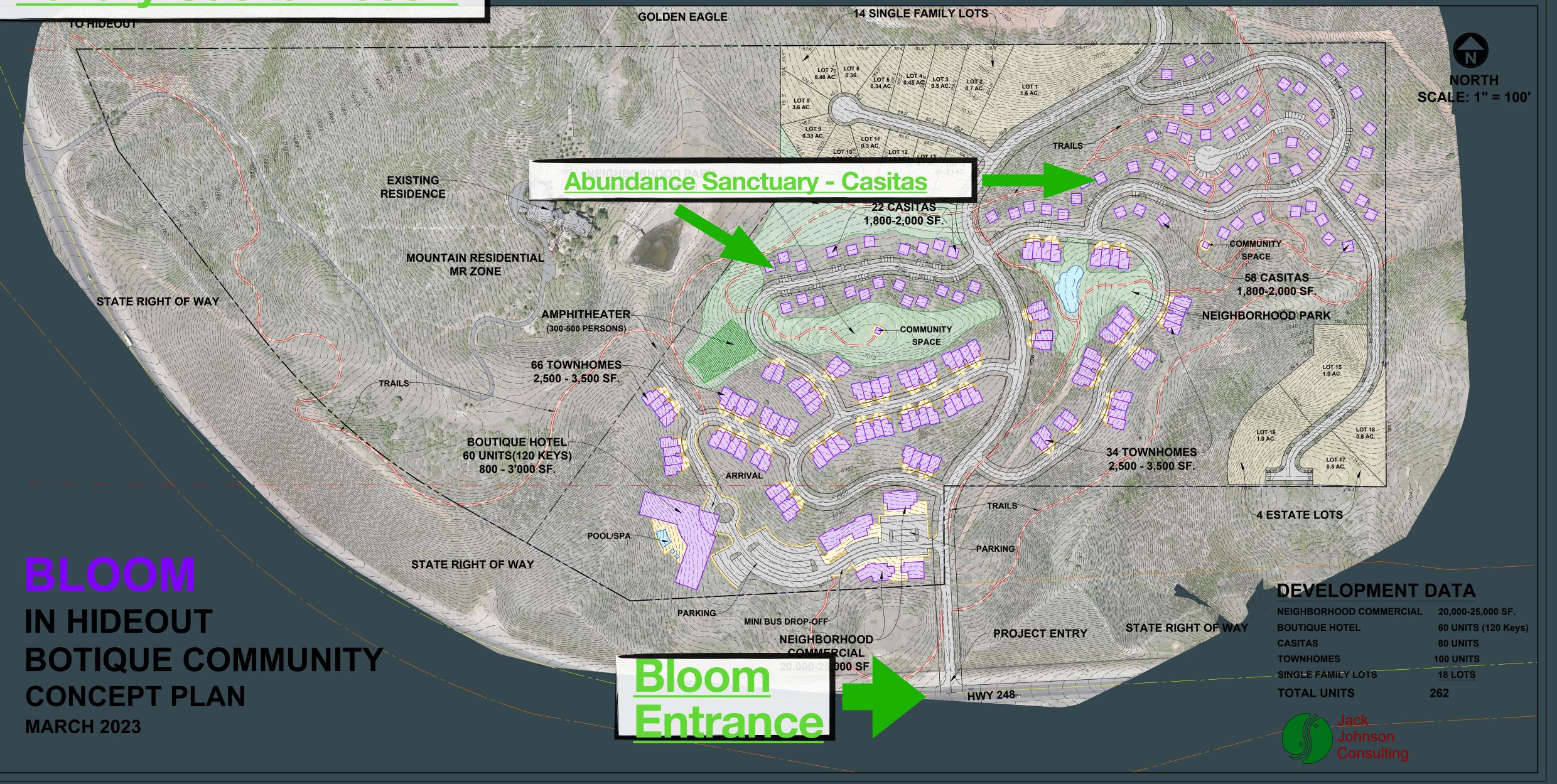
Bloom - Townhomes



Bloom - Single Family



Luxury Casita Resort



Bloom - Casitas







Bloom - Cassita Amenities



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

Numbers and Density (72 Acres)

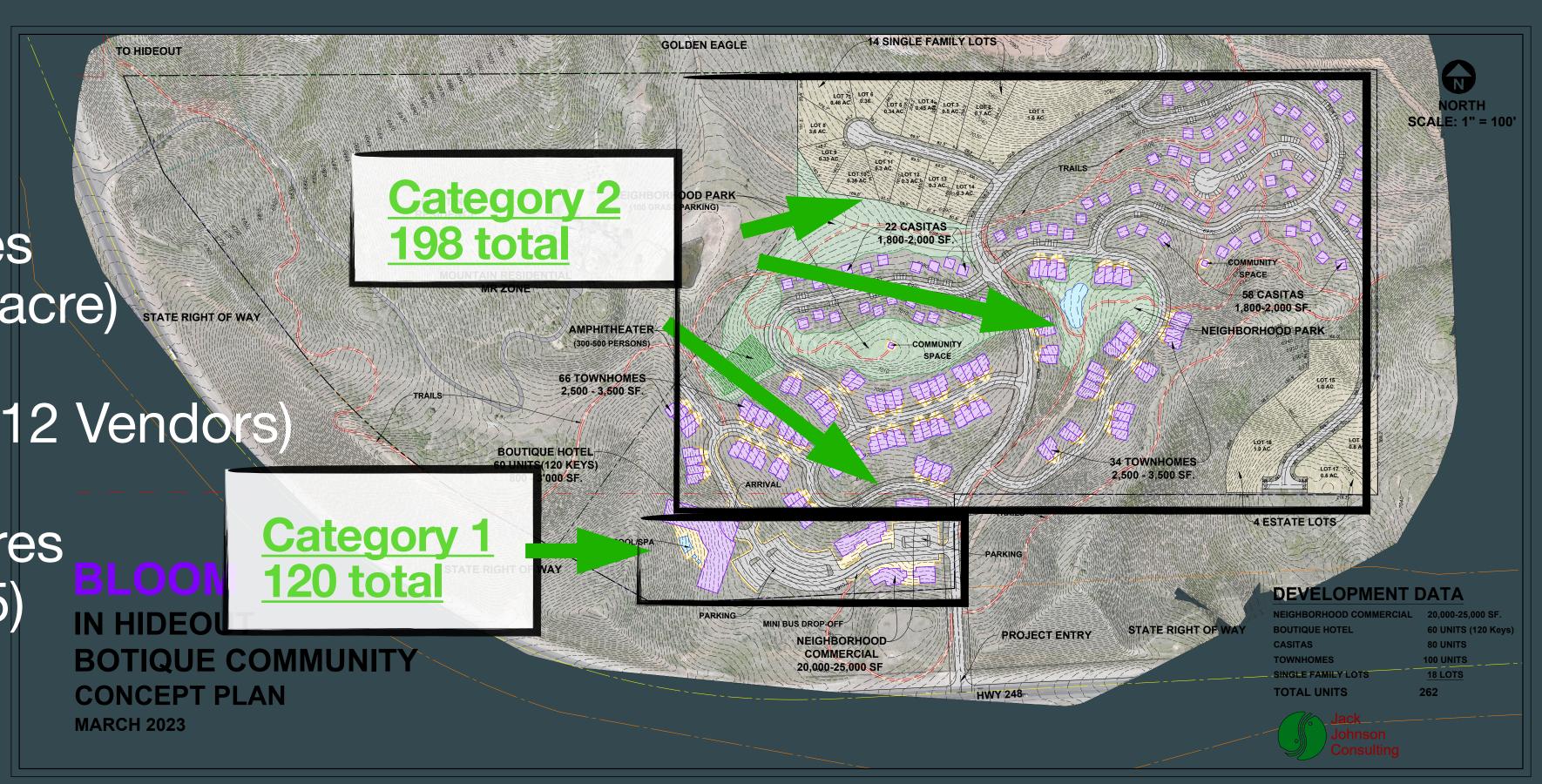
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Spacious open feel:

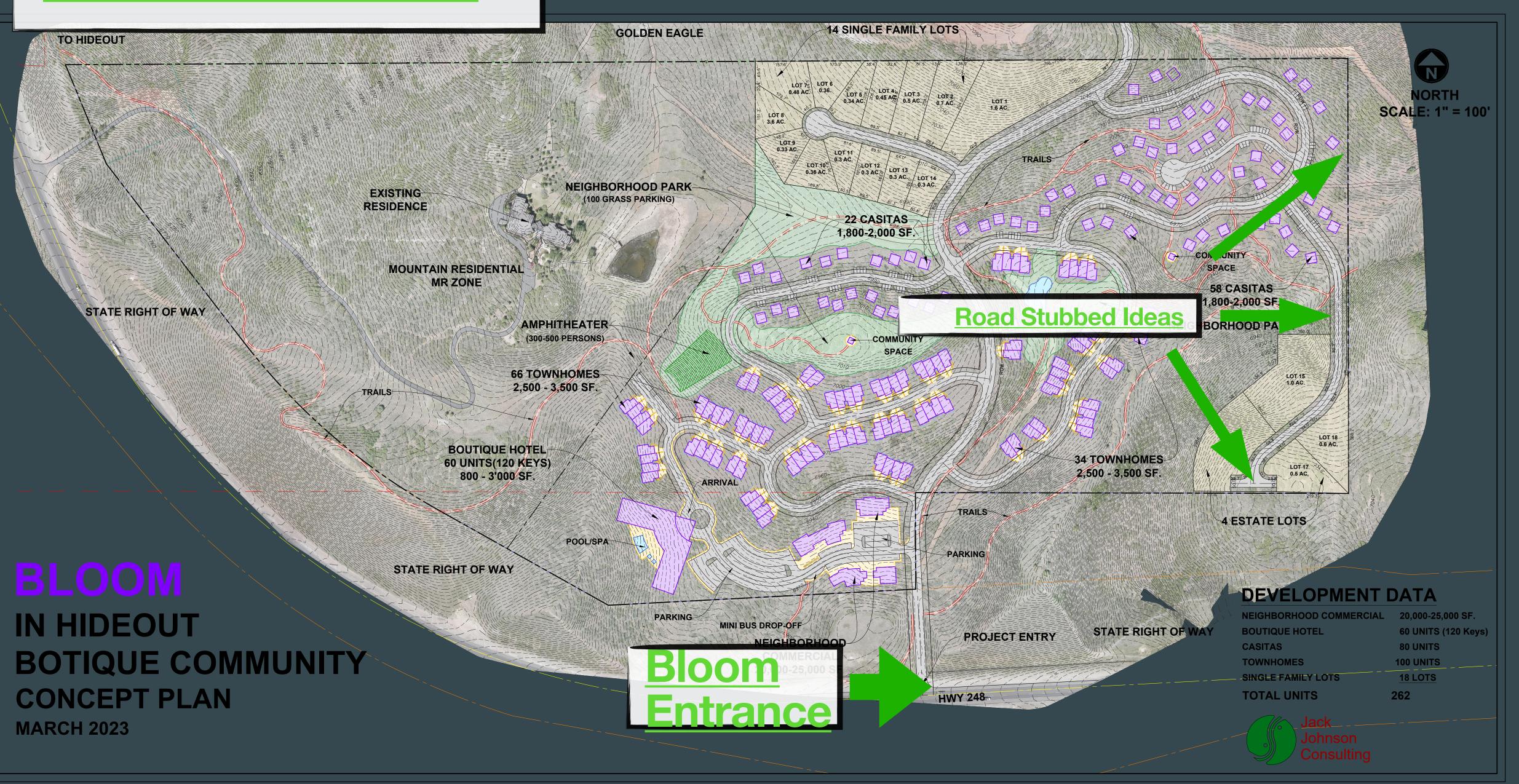
318 units

Category 1: Approx 5 acres
Total: 120 (Density 24 per acre)
120 Hotel Keys (60 units)
25,000 ft Commercial (6 - 12 Vendors)

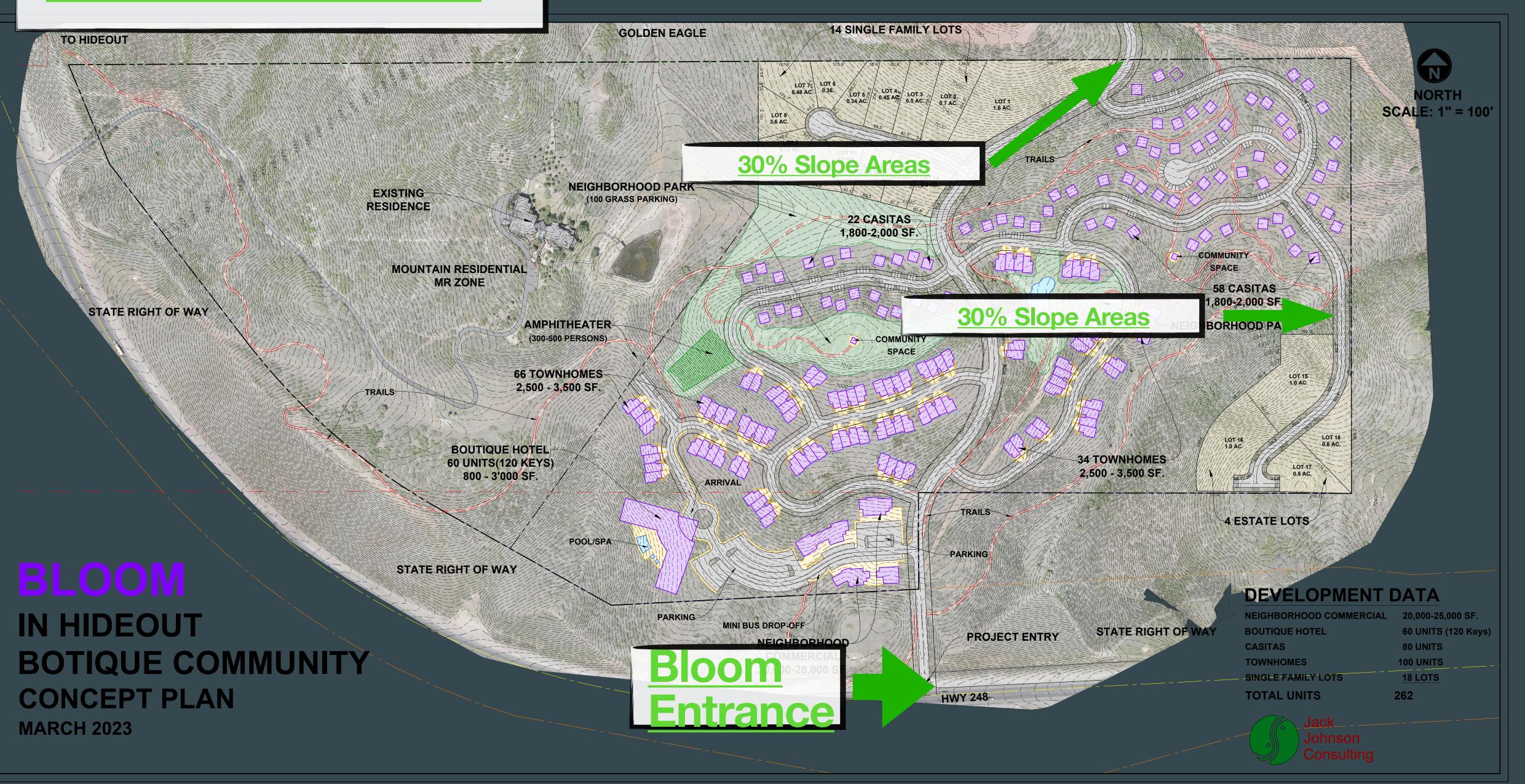
Category 2: Approx 67 acres
Total: 198 (Density of 2.95)
100 Townhouses
18 Single Family
80 Casitas



Brainstorm Solutions



Brainstorm Solutions



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Thank You

Ryan Sapp and Jenni Hogan