

ST. JAMES'S VILLAGE



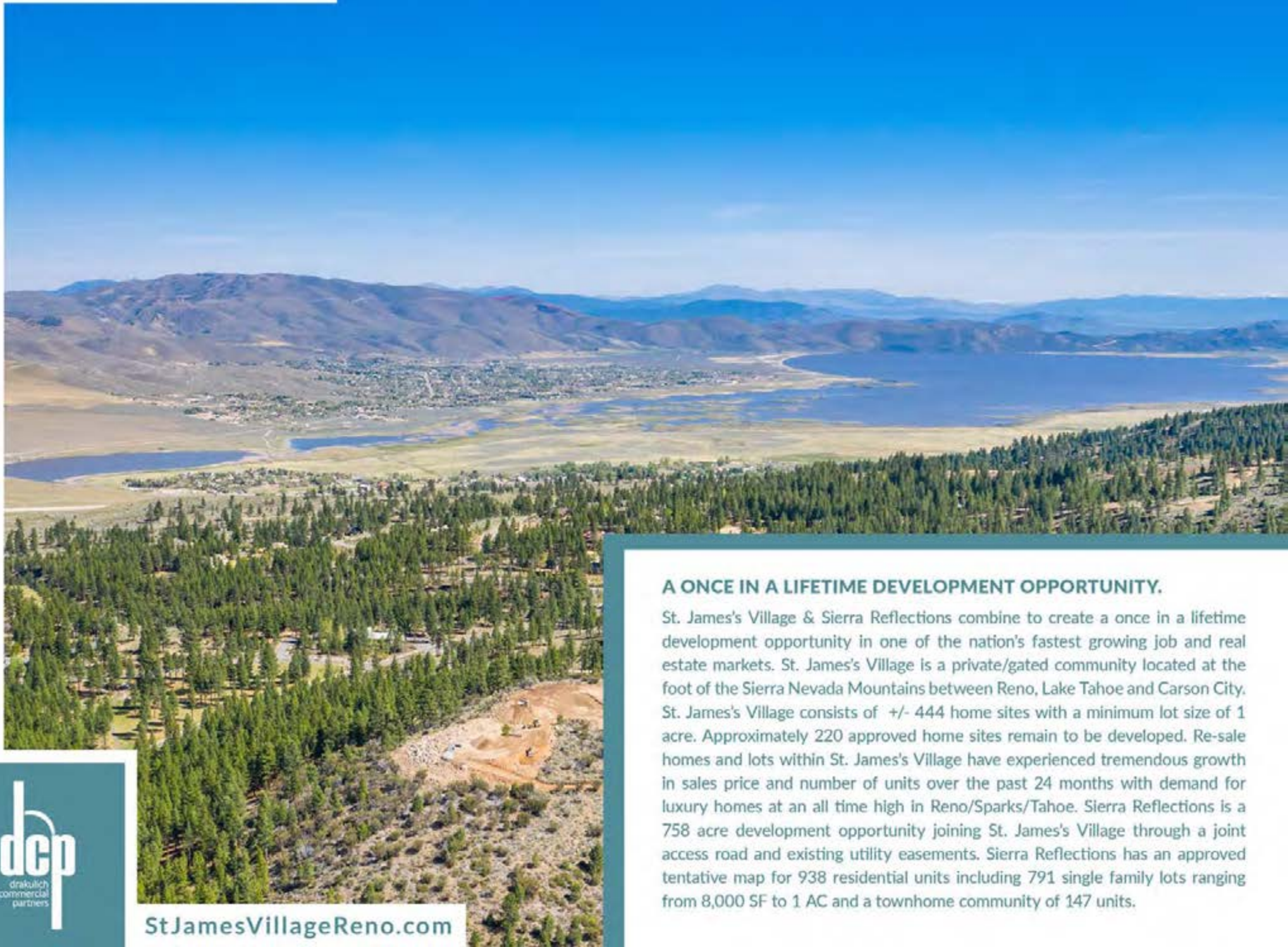
OFFERING MEMORANDUM

NORTHERN NEVADA'S PREMIER LUXURY MASTER-PLANNED COMMUNITIES

ST. JAMES'S VILLAGE + SIERRA REFLECTIONS

RENO, NV





A ONCE IN A LIFETIME DEVELOPMENT OPPORTUNITY.

St. James's Village & Sierra Reflections combine to create a once in a lifetime development opportunity in one of the nation's fastest growing job and real estate markets. St. James's Village is a private/gated community located at the foot of the Sierra Nevada Mountains between Reno, Lake Tahoe and Carson City. St. James's Village consists of +/- 444 home sites with a minimum lot size of 1 acre. Approximately 220 approved home sites remain to be developed. Re-sale homes and lots within St. James's Village have experienced tremendous growth in sales price and number of units over the past 24 months with demand for luxury homes at an all time high in Reno/Sparks/Tahoe. Sierra Reflections is a 758 acre development opportunity joining St. James's Village through a joint access road and existing utility easements. Sierra Reflections has an approved tentative map for 938 residential units including 791 single family lots ranging from 8,000 SF to 1 AC and a townhome community of 147 units.



PROPERTY **OVERVIEW**

LAKE TAHOE

MT. ROSE SKI RESORT

WASHOE LAKE

ST. JAMES'S VILLAGE



MONTREUX PGA CHAMPIONSHIP GOLF COURSE



StJamesVillageReno.com

PROPERTY **SITEMAP**

▲ **RENO**

ST. JAMES'S VILLAGE



SIERRA REFLECTIONS



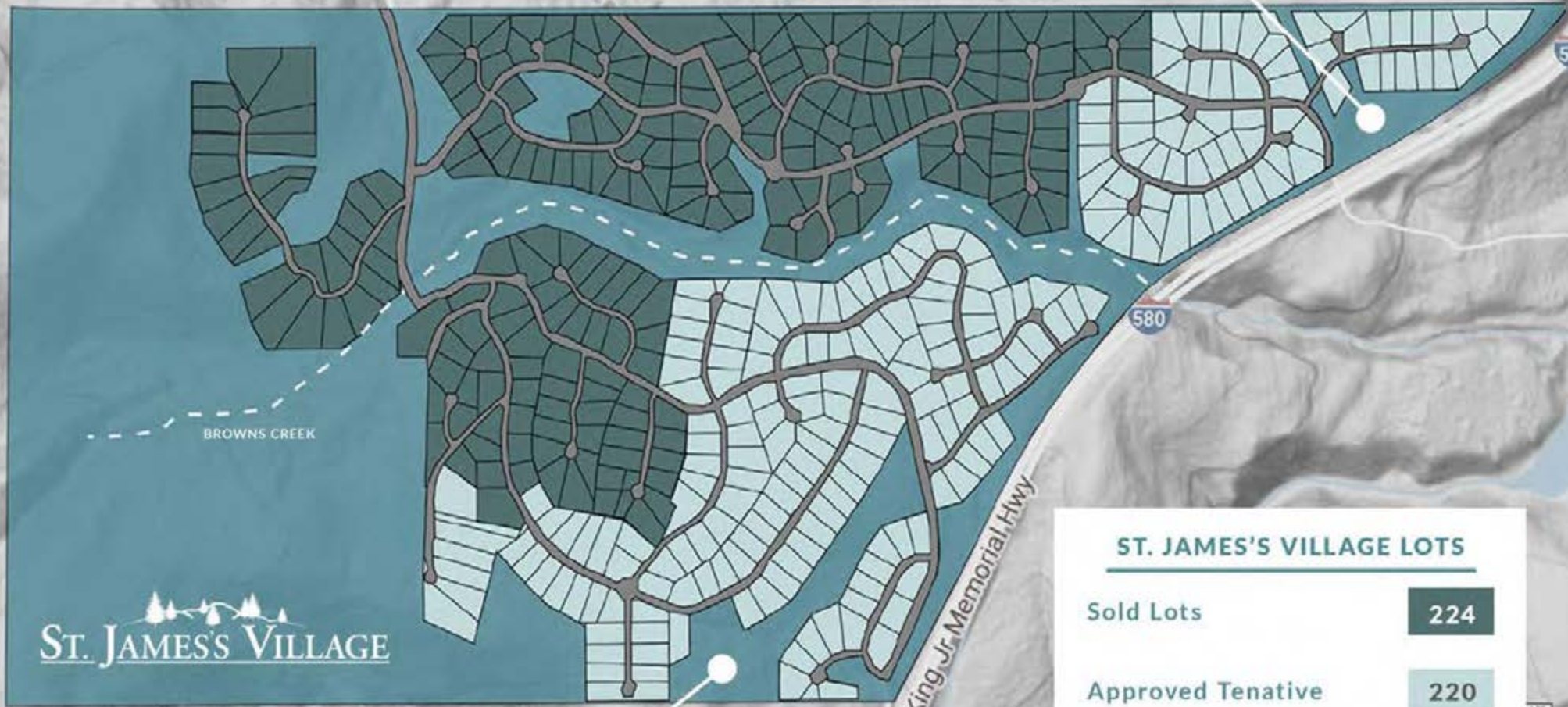
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▼ **CARSON CITY**



ST. JAMES'S VILLAGE SITEMAP

68 FUTURE LOTS
NORTH OF BROWNS CREEK



152 FUTURE LOTS
SOUTH OF BROWNS CREEK

ST. JAMES'S VILLAGE LOTS	
Sold Lots	224
Approved Tentative Map	220
Total Lots	444

Approximate/Subject To Change



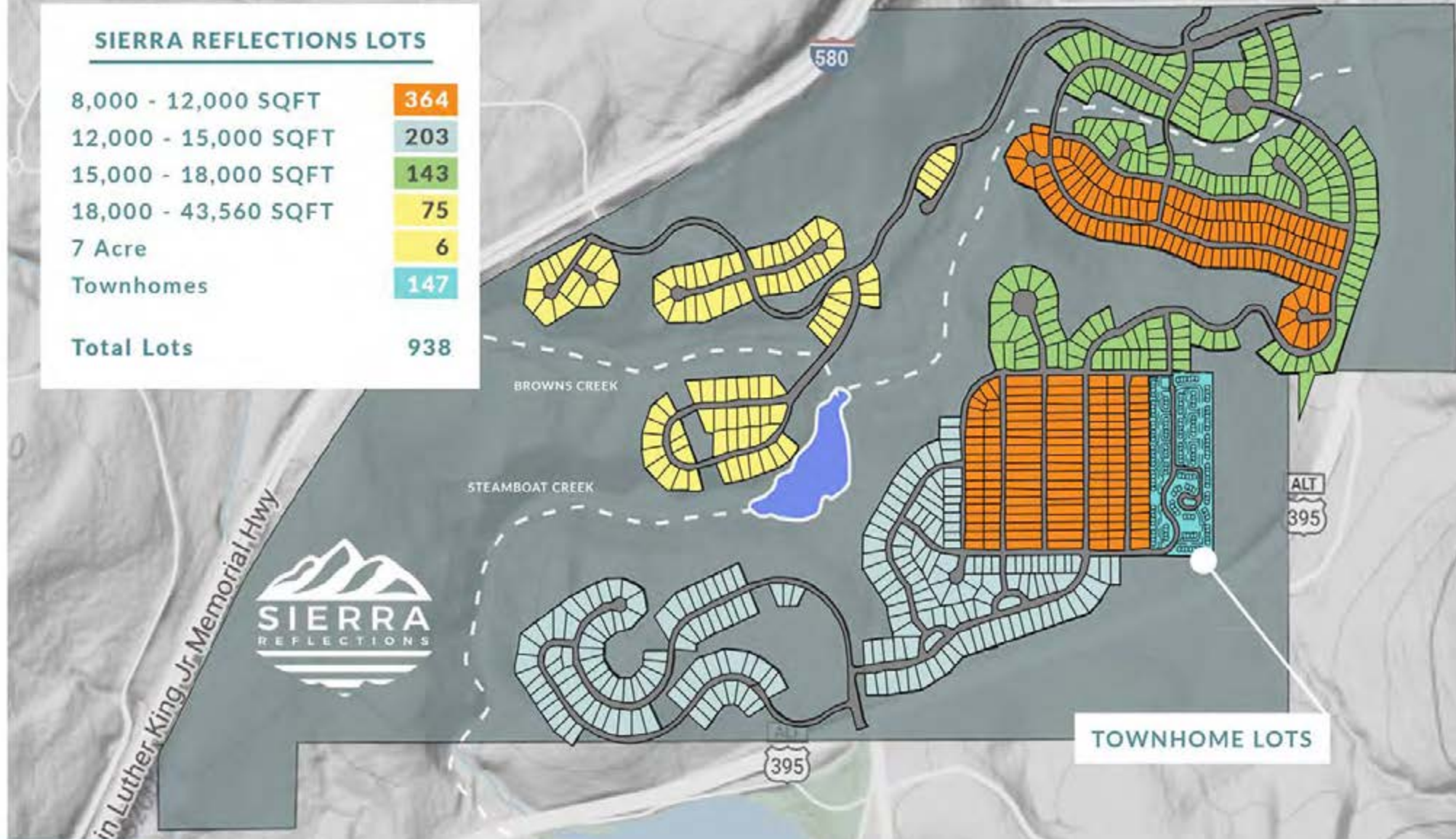
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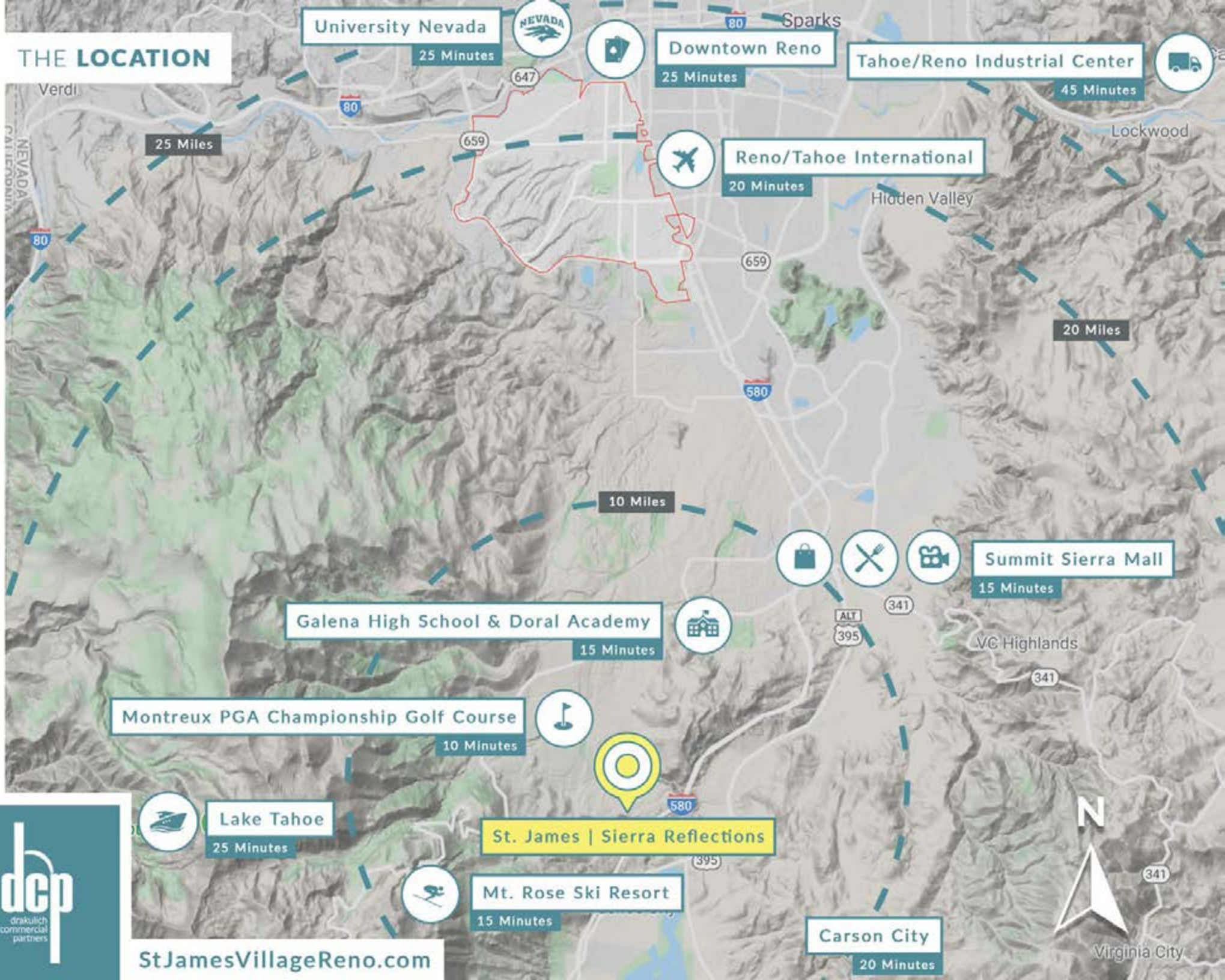
SIERRA REFLECTIONS SITEMAP

SIERRA REFLECTIONS LOTS

8,000 - 12,000 SQFT	364
12,000 - 15,000 SQFT	203
15,000 - 18,000 SQFT	143
18,000 - 43,560 SQFT	75
7 Acre	6
Townhomes	147
Total Lots	938



THE LOCATION



StJamesVillageReno.com

Mt. Rose/Southwest Suburban Sub-Market

A limited supply of luxury homes in the Southwest Suburban sub-market has created record demand over the past 24 months. St. James's Village/Sierra Reflections reside in Reno/Sparks most affluent zip code and are zoned for the top rated public and private schools in Washoe County. Surrounded by some of the regions most successful master planned communities, St. James's Village and Sierra Reflections are poised to capitalize on the strong demand for housing of all types in Southwest Suburban Reno.

AVERAGE SALE PRICES

St. James's Village	\$1,445,695
Arrow Creek	\$1,134,495
Saddlehorn	\$1,096,950
Montreux	\$1,871,840

*2019 Sales

Neighborhoods



THE OFFERING

OFFERING SUMMARY

Number Of Lots:	1158 (approx)
Market:	Reno-Tahoe
Submarket:	South Reno
Water Included:	Dedicated Municipal Water
	522 Acre Feet Ground Water Rights
	492 Acre Feet Surface Water Rights

All Figures Subject To Change/Final Approval



THE PLACE TO BE

Reno, Nevada #1 In Job Growth 2018

Bureau of Labor Statistics, January 2019

#2 Market For Companies Relocating From California

Bureau of Labor Statistics, January 2019

#4 Top 10 Best Performing Large Cities Of 2020

Milken Institute

Top 50 America's Best Places To Live 2019

Money.com

Nevada Ranked #3 For Year-Over-Year Personal Income Growth In The U.S.

CarsonNow.org, January 2019

Reno Named #10 Best Places To Live

Liveability.com

0 Personal Income Tax, Corporate Income Tax, Franchise Tax Or Inventory Tax.



StJamesVillageReno.com



THE **FUTURE**

TAHOE RENO
INDUSTRIAL CENTER



TESLA

Google



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Tahoe Reno Industrial Center (TRIC)

The largest business park in the world is host to more than a hundred companies. This logistics hub is home to major commercial players including Walmart, Home Depot & PetSmart.

Tesla

The 10 million square foot Gigafactory is located just east of Reno. As of the end of 2018 it employs around 7000 people. Upon completion of the factory in 2020, it is forecasted to employ upwards of 10,000.

Google

In April 2017 Google/Alphabet acquired 1,210 acres in the TRIC, just a few miles away from Tesla's Gigafactory. The land will reportedly house a future data center as well as a testing track for the autonomous driving company Waymo.

Apple

Apple's initial \$100 million data center at the RTIC is in full operation. Apple has announced an additional billion dollar investment into the campus. This investment includes the building of a 27,000 sqft warehouse in downtown Reno.



ST. JAMES'S VILLAGE



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