



WELLSPRING DEVELOPMENT GROUP

CEDAREEDGE HIGHLANDS AT CEDAR MESA – “Your Life Elevated”

Wellspring Development Group is thrilled to bring its HIGHLANDS brand to the charming Western Colorado mountain town of Cedaredge. At elevation 6600 feet, CEDAREEDGE HIGHLANDS at CEDAR MESA, is a unique opportunity to live in an exclusive community on EIGHT 2 acre lots, and THREE 5 acre ranch estate lots.

Cedaredge Highlands sits at the base of the Great Grand Mesa, at elevation 11,332 feet, the largest flattop mountain in the world. Though, it's just a 25 minute drive up the Mesa from your doorstep to breathtaking alpine scenery, including mature Aspen groves, Blue Spruce, Douglas Fir, hundred mile views, and over 300 lakes. You literally feel like you're on top of the world.

Back at home, Cedaredge Highlands offers spectacular views towards the West Elks and San Juan Mountain ranges. Plenty of mountain wildlife also abound. Moose and mule deer often graze the Main Street corridor. Fishing at nearby Surface Creek, and the Gunnison River, offers some of the best in the state, and the elk hunting will challenge the best outdoor enthusiast.

But rugged scenery and adventure isn't the only thing that the region has to offer. Cedaredge is known for its temperate climate, and early settlers took advantage of it by growing award-winning apples, peaches, grapes, and other fruits. The annual Applefest has been celebrating area fruit growers since the mid 1970's, on the first full weekend in October, commemorating the fall harvest and rich agricultural heritage of the area. There's also plenty of wine tasting, fresh apple cider, art galleries, and farmers markets to keep one busy on a sunny day, which the area has plenty.

If a round or two of golf is what interests you, Cedaredge Golf Club, an 18-hole golf course at Deer Creek Village, designed by golf Pro Byron Coker, provides some of the best in the state.

In winter, venture up the Grand Mesa to Powderhorn Ski Resort for some of the best local skiing and snowmobiling. The resort averages 250 inches annually, a winter sportsman's dream.

One hour from Grand Junction, the Western Slopes largest city, with all the shopping and amenities one desires, and within a hour from Black Canyon of the Gunnison, Colorado's Grand Canyon, and Ridgway, the gateway to the high mountain town of Telluride, Cedaredge Highlands at Cedar Mesa, offers the best of all, and the best of the Rockies.

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THE PLATEAU COLLECTION HOME PLANS:



**THE
PLATEAU COLLECTION**

CUSTOM BUILT MEMORIES

The timber-framed homes of the early Western settlers serve as the inspiration for the Cedaredge Highlands at Cedar Mesa Plateau Collection.

Ranging from 1,450 to 3,300 square feet and completely customizable, these homes effortlessly combine rustic, old world character with modern interiors and amenities. These designs take an organic approach by drawing directly from Craftsman, American Farmhouse, and European influenced architectural styles. The result is a community that has the depth, variety and appeal of a historic mountain hamlet that has evolved naturally over time. Cedaredge Highlands provides the ideal canvas for this rustic community design with its wide-swept vistas and breathtaking views.

The goal is to build as authentically and efficiently as possible. We have a tremendous amount of respect for the beauty of this land, and our homes are inspired by that beauty, and their designs are derived from its history.

WDG is a full service in-house design and build firm that prides itself in exceeding our customers discerning tastes and expectations. We can customize any home at any size, and we thoroughly enjoy the process of collaborating with homeowners to make sure each home we build is perfect for the souls that will fill it.

It's hard not to ask yourself, "Which one would I fit in best?"

The elevation and floor plans contained herein are not to scale and are graphic illustrations for marketing and presentation purposes only. They do not constitute a contract or guarantee.

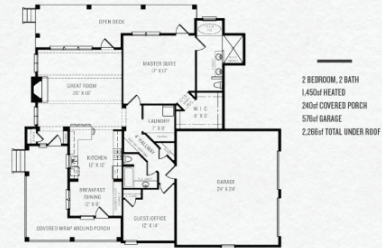


DEER CREEK

A mountain home with a small footprint and big personality.

This is CedarsEdge Highlands smallest design, featuring a minimum build size of 1,600sf, but don't let the small floor plan distract you from the huge amenities.

The master suite has an enormous closet, a garden tub, large shower, and 6ft double bowl vanity. The great room features 10ft ceilings with exposed beams and a separate foyer entry with a conveniently located coat closet and mud bench. The breakfast room opens to a covered wrap-around porch and the open rear deck is accessible from both the master and great room. The Deer Creek has plenty of outside space to take in the view.

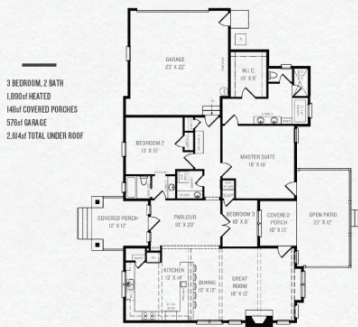


GUNNISON

A home built for comfortable mountain living: everything you need and nothing you don't.

The Gunnison features classic interior amenities in a small package. The entry hall leads to a private den and the connected living/dining/kitchen space features exposed beams at a 10ft ceiling height, creating an open, rustic feel.

The rough-hewn ceiling beams with hanging pendant lights above the raised bar is a standard in all of the Plateaus collection models. The Gunnison is a mid-sized home that boasts full-size entertainment capacity.





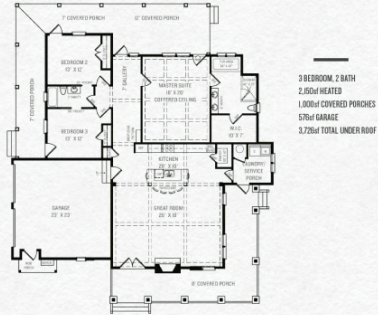
CEDAREGE

A home for the whole family. Entertain with ease, Cedaredge style.

From the moment you step foot inside, you are instantly struck by two things: light and texture. With 10ft+ ceilings throughout the home, large, exposed rough-hewn posts and beams, and a kitchen bar built from reclaimed 300 year old heart pine, the Cedaredge brings together the finest of materials and details into a stately, polished package.

With a full-coffered great room, an open flow kitchen, and over 1,000sf of covered porches, this design delivers mountain living in its highest form.

(model currently under construction in Loma, CO)

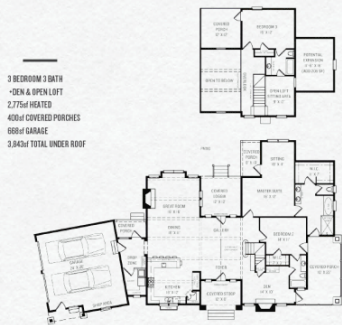


GRAND MESA

A mountain home with a wide open floor plan, custom built for wide open spaces.

The floor plan of the Grand Mesa hinges on a dramatic two-story vaulted entry with dormer windows that shed light throughout the home. With large rooms and broad doorways, the Grand Mesa exemplifies the open floor plan style of living and entertaining.

There's clear sight lines from almost every corner of the home, and the upstairs loft overlooks its space with a generous ensuite, introducing a full second master to the Grand Mesa model of the Plateau Collection.





PROJECTED PRELIMINARY FINANCIALS – CONFIDENTIAL – 6/2022

INFRASTRUCTURE:

COST:

\$350,000

Inclusive of Surface Creek water extension, roadway improvements, and additional roadway/right of way connecting development to THREE 5-ACRE estate lots. All lots are wholly owned and are vested in the company.

EIGHT 2-ACRE LOTS:

Average home size @ 2600sf
 Cost to build @ \$165sf x 2600sf = \$430,000 x 8-homes =
 \$3.4M (lot cost @ \$75K)

Cost to Market @ \$300sf x 2600sf = \$780,000 (inclusive of lot) x 8-homes =
 \$6.2M =

\$2.8M (GROSS PROCEEDS / EIGHT 2-ACRE LOTS)

THREE 5-ACRE LOTS:

Average home size @ 3500sf

Cost to build @ \$165/sf x 3500sf = \$577,500 x 3-homes =

\$1.7M (lot cost @ \$125K)

Cost to Market @ \$350/sf x 3500sf = \$1,225,000 (inclusive of lot) x 3-homes =

\$3.7M

\$2M (GROSS PROCEEDS / THREE 5-ACRE LOTS)

TOTAL GROSS PROCEEDS:

\$4.4M (AFTER PAYBACK OF INFRASTRUCTURE COSTS) / 11 homes =

\$400K (AVERAGE GROSS PROCEEDS PER HOME SALE)

DISCLAIMER:

Certain assumptions are presented in this PRELIMINARY FINANCIALS AND LAND USE LEGEND document. Information contained herein constitutes forward-looking financial statements and includes, but is not limited to, the (i) projected financial performance of the Company; (ii) the expected development of the Company's business, projects and joint ventures; (iii) execution of the Company's vision and growth strategy, including with respect to future M&A activity; (iv) sources and availability of third-party financing for the Company's projects; (v) completion of the Company's projects that are currently underway, in development or otherwise under consideration; (vi) renewal of the Company's current customer, supplier and other material agreements; and (vii) future liquidity, working capital, and capital requirements.

These financial statements are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance.



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