

SOMERSET HILLS APARTMENTS LAS VEGAS, NEVADA



SOMERSET HILLS APARTMENTS RENDERING

August
2013

INVESTMENT SUMMARY OVERVIEW

Presented by



949-305-5165

23161 Mill Creek Drive, Suite 335, Laguna Hills, CA 92653

www.threearchinvestors.com

SOMERSET HILLS APARTMENTS

LOAN INVESTMENT OPPORTUNITY

Three Arch Investors, LP and our Co-Sponsor are providing an equity loan to Fore Property Company, a full service, national apartment developer and DG Development Corporation, a Las Vegas-based residential development group for the development and sale of the Somerset Hills Apartments, a 360-unit Class “A” rental apartment property to be built in a well-located southwest residential neighborhood within the City of Las Vegas.

DEVELOPMENT PROJECT

Somerset Hills Apartments

- Will be a 360 unit Class “A” rental apartment property developed on a 20 acre in-fill site in the southwest section near Southern Highlands
- Will be located at the NW corner of Dean Martin Drive and West Irvin Avenue in Las Vegas approximately 8 miles (or a 10 minute drive) south of the Strip, within one block of Interstate Highway 15. The Nevada DOT is currently constructing a new freeway interchange at I-15 and Cactus Avenue (one block N of the Property) which will enhance the Property’s access to I-15, downtown Las Vegas, and the Strip
- Has been designed by the award-winning Humphreys & Partners Architectural firm
 - Their “Big House Design” will be used for 150 of the apartment units (townhouse-style with an average size of approximately 1,073 sq. ft. and with attached garages)
 - Their “EUrban” design will be used for the remaining 210 units (garden apartment-style buildings planned with a copy-righted design of maximum-efficiency)
- Will consist of 17 wood frame 2-story and 3-story buildings containing a total of 360 apartment units of approximately 958 square feet each on average
- Will feature a separate building for a fully-equipped leasing office, luxurious clubhouse, an outdoor swimming pool and sand volleyball court
- Will provide parking for 612 cars (180 garages and 432 open stalls).
- Will be of wood-frame construction with pitched cement tile roofs on posttensioned slab foundations
- Exterior siding will be a combination of stucco and cement-based Hardy Board Siding
- Interior finishing will be of modern high quality materials including stainless steel appliance packages, granite kitchen and bathroom countertops, modern cabinetry, wood-plank vinyl flooring, and in-suite washers and dryers.

- Is fully zoned by the Clark County Planning Department and the partnership shall commence site work in November 2013 with completion scheduled for July 2015
- The tenant marketing and lease-up activity is scheduled to commence in February 2015
- The Property is projected to reach stabilized occupancy of 94% in May 2016
- The lease-up and ongoing management of the Property will be undertaken by Fore Property Management who have extensive multifamily property management experience for their accounts and third party owners.

THE DEVELOPERS

A joint venture of Fore Property Company and DG Development Corporation

- **Fore Property Company** (www.foreproperty.com)
 - A full service, national real estate company that develops, manages and owns residential multifamily housing with over 30 years of experience in the industry.
 - Principals have developed more than 18,000 apartment units in over 78 communities in 15 states and 38 cities across the U.S.
 - Maintains corporate offices in Washington, D.C. and Las Vegas, Nevada
 - Employs over 200 staff members involved in all phases of real estate activity with extensive experience in multifamily, master planned development, retail, and international real estate development
- **DG Development Corporation** (www.dgdevcorp.com)
 - Acquired the lands in August 2011 upon which Somerset Hills will be developed beginning in November 2013
 - Secured a rezoning in order to permit the planned multifamily residential development
 - Daniel Grimm, President and CEO of DG Development Corporation, has more than 20 years of commercial real estate experience in the Nevada and Florida markets. Previous experience as President of Peebles Pacific Development Corporation. Responsible for all of Peebles' development and construction activity in the western U.S.

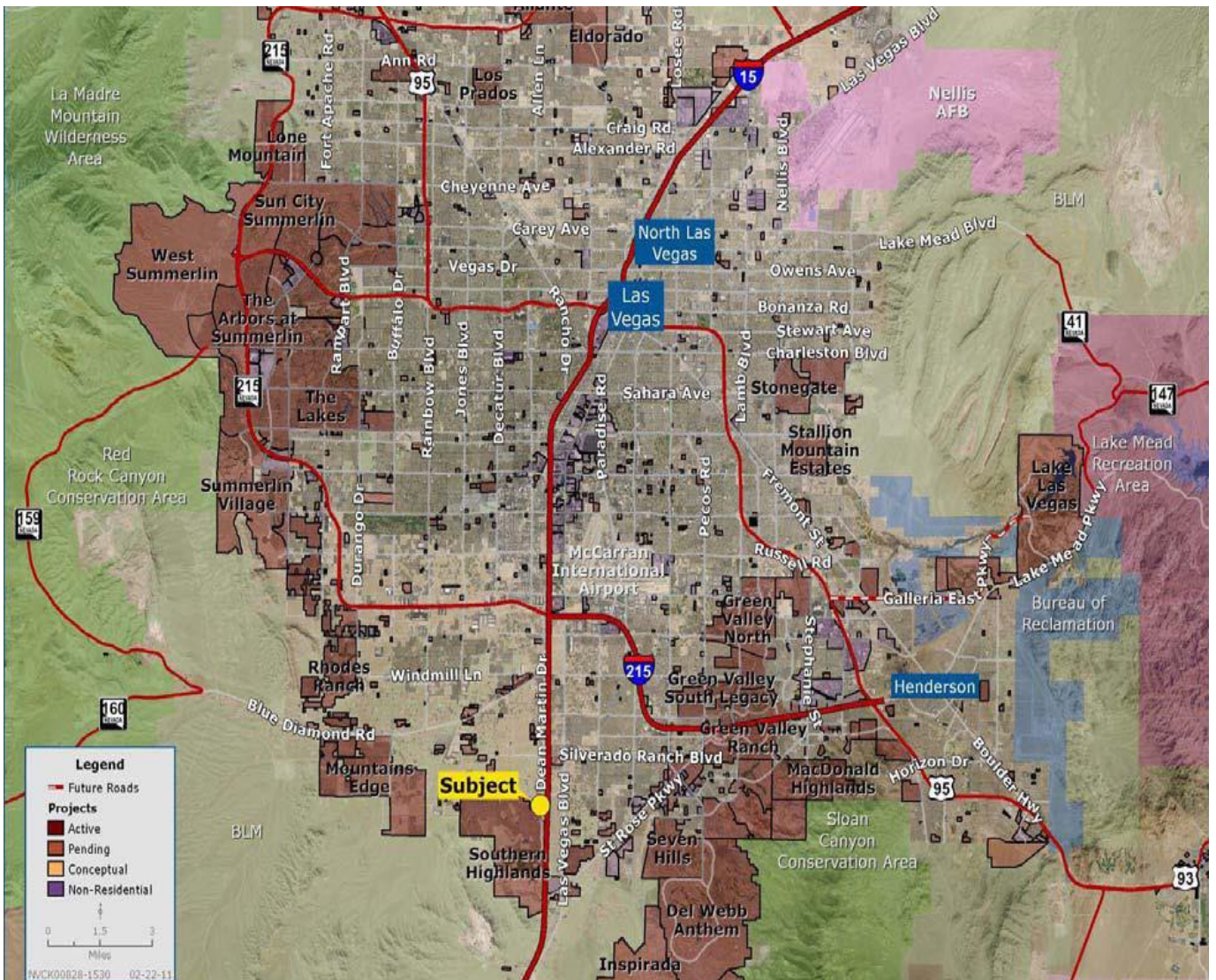
THE INVESTOR AND THE CO-SPONSOR

- **Three Arch Investors**
 - Mr. David Michelson, President, has acquired, developed, built and managed over \$1 billion of past projects in association with the Heers Companies and PHD Homes
 - He has acted as general partner on over 4,000 past apartment units and has organized more than 50 past partnerships for the ownership, building and management of residential housing
- **Co-Sponsor**
 - Since 1976, actively engaged in the acquisition, development, and financing of residential properties in select cities in both Canada and the United States
 - Previously sponsored 200 partnerships for over \$5 Billion in past projects
 - Co-Sponsor shall act as General Partner for a special purpose limited partnership for the purpose of investing \$8.5 Million of loan funds into the Ownership Entity of the Somerset Hills Apartments

This document is an overview. The sponsors seek out alternative investment opportunities for accredited investors that first protect the capital and then exceed mid-teen returns. All real estate investments are speculative in nature and depend upon future events. Any discussion herein is made only as an outline and should not be used as your sole basis for investment. You are required

to request and review the full Investment Summary. Only accredited investors may review the full Investment Summary. We invite those qualified and experienced to contact us.

LOCATION MAP LAS VEGAS METROPOLITAN AREA



SOMERSET HILLS APARTMENTS

AERIAL VIEW



SOMERSET HILLS APARTMENTS

SITE PLAN



ELEVATIONS

e-URBAN



EAST ELEVATION - eURBAN®
SCALE: 1" = 10'-0"



WEST ELEVATION - eURBAN®
SCALE: 1" = 10'-0"



NORTH ELEVATION - eURBAN®
SCALE: 1" = 10'-0"



SOUTH ELEVATION - eURBAN®
SCALE: 1" = 10'-0"

BIG HOUSE



FRONT ELEVATION



REAR ELEVATION

If you agree with us that this is a timely and compelling investment, please contact us via our following contact information:

David R. Michelson, Managing Partner
Three Arch Investors, LP
23161 Mill Creek Drive
Suite 335
Laguna Hills, CA 92653

949-305-5165
www.threearchinvestors.com