

## Mountain Gateway at Buckhorn Valley

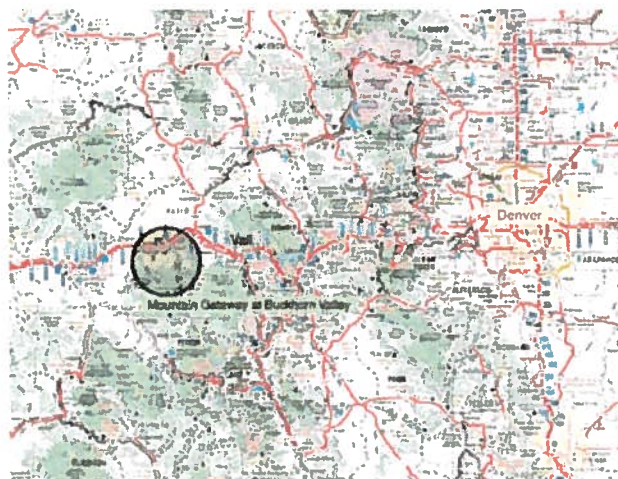
### The Project:

Mountain Gateway at Buckhorn Valley lies at the foot of White River National Forest and the Hardscrabble Recreation Area, in Buckhorn Valley at Gypsum, Colorado. Literally, hundreds of miles of mountain trails and over 2 million acres of public lands lie at Mountain Gateway's doorstep.

Mountain Gateway was created to fill multiple market high-demand sectors that are all now unserved by Eagle County builders, which is affordable, open market (non-restricted) housing suitable for

- young adults looking for foothold in the Eagle County housing market
- young families looking for attractive, recreation-oriented home for beginning family life
- empty-nesters, downsizing and wanting a mountain home at a livable elevation of 6500'
- skiers, hikers, bikers from other areas who want an affordable, easy-care mountain home and recreational HQ

### The Location:

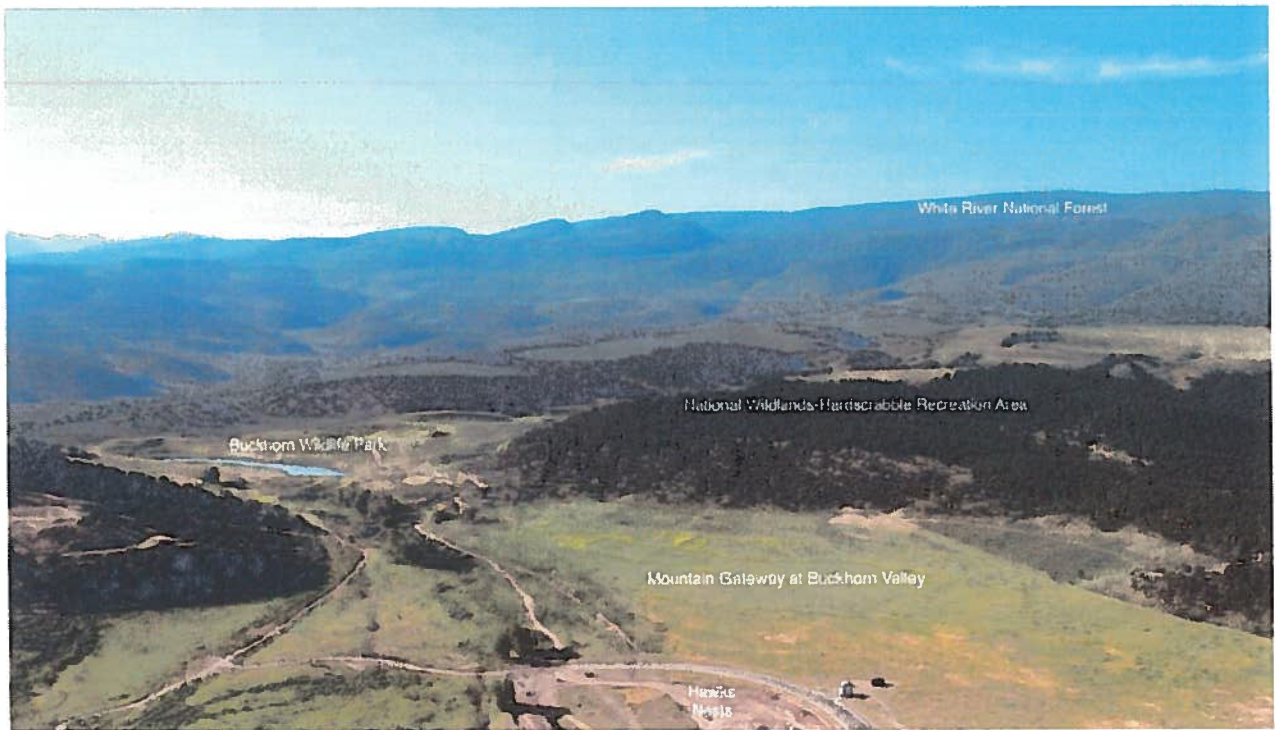


Mountain Gateway is 35 miles freeway miles from Vail, in the recreation oriented Town of Gypsum.



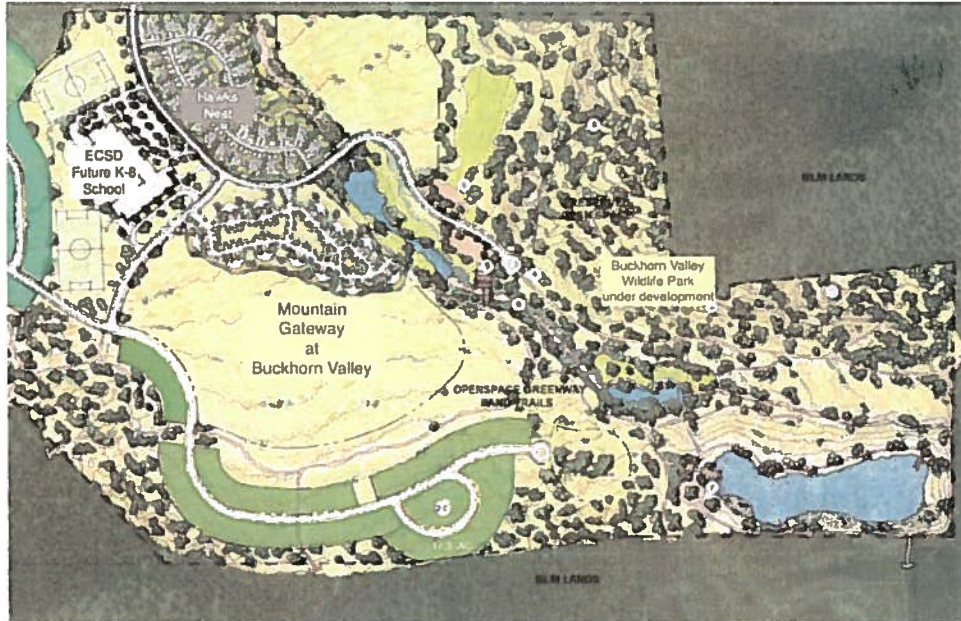
Mountain Gateway at the foot of over 2,000,000 acres of Rocky Mountain Wildlands

## Mountain Gateway at Buckhorn Valley: your front door is your trailhead



**Mountain Gateway Homes at Buckhorn Valley:**

Mountain Gateway lies adjacent to the Buckhorn Valley Wildlife Park, currently under development. The park has a 5.5 acre stocked and managed fishing lake, and on-site fitness trails, and the trailheads to Hardscrabble and White River National Forest.



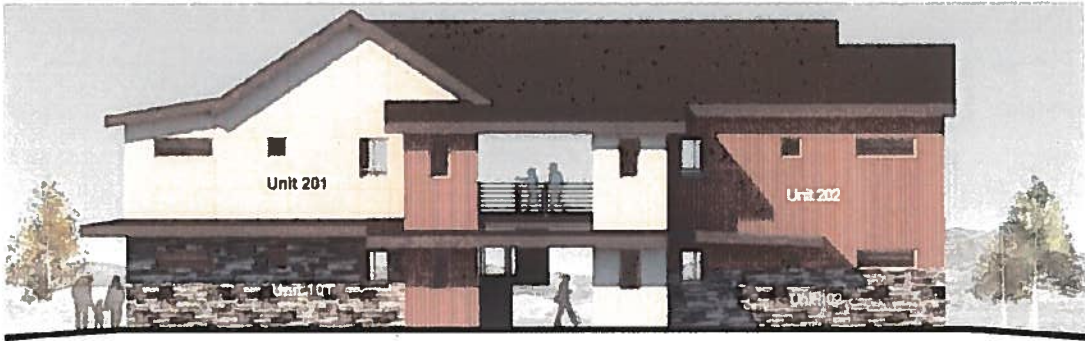
Mountain Gateway's design blends naturally into this beautiful landscape, and provides the native setting Coloradans love to live in.



The Mountain Gateway homes are designed to maximize views and privacy, with every home having four walls separate from the neighbors. The buildings orientations take full advantage of mountain breezes.



VIEW SIDE ELEVATION  
1/8" = 10"



PARKING SIDE ELEVATION

Mountain Gateway homes are designed to give great light and views in every room, with fine, low-maintenance finishes, energy efficiency and durability for a 'lock & leave' home, so Owners spend their time enjoying the mountains, not working on home and yard.

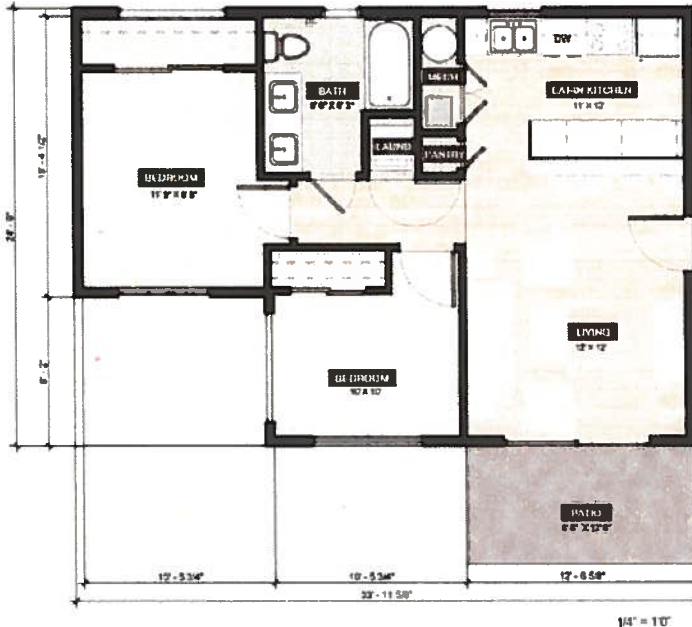
UNIT PLAN

2 BEDROOM, 1 BATH

730 SQ FT

INTERIOR FEATURES

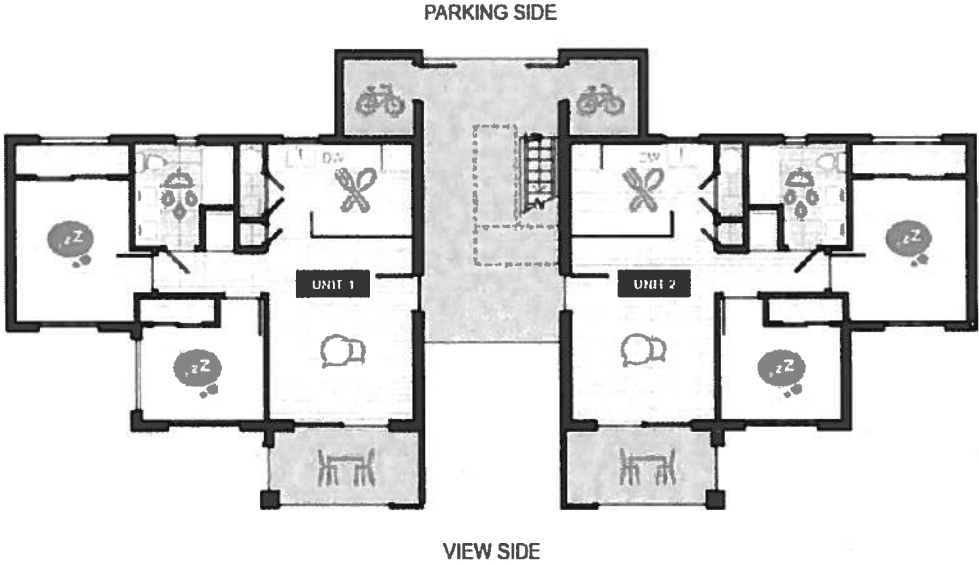
- ◆ Large deck
- ◆ Open eat-in kitchen
- ◆ In-unit washer + dryer
- ◆ Modern finishes
- ◆ Double sinks
- ◆ Large closets
- ◆ Abundant natural light
- ◆ Access to storage units



Every home has an attached storage unit adjacent for a place to keep all the gear needed for fully enjoying Mountain Gateway's 2,000,000 acres of wildlands, streams, ponds, and trails. The spacious breezeways give the open, airy access that befits the open spaces nearby and beyond.

**FEATURES**

- + 4 Units per building
- + Individual storage units
- + Private entrances
- + Convenient Parking entrance
- + Second building entrance to access wilderness area trails



The Mountain Gateway community is a low density, open space-rich neighborhood with paths throughout leading to the wildlands beyond.



## Mountain Gateway at Buckhorn Valley Investment Aspects

- The local real estate market has a severe shortage of housing that is affordable for the local community of professionals, teachers, college professors, medical support personnel and successful tradespeople who simply need a great place to live, priced below the median housing cost of well over \$500,000 in western Eagle County.
- Buckhorn Valley is virtually the only planned development in Eagle County that has buildable, fully entitled sites. Due the cost and complexity of starting a new project, it is unlikely that Buckhorn Valley projects will have significant completion for years.
- Buckhorn Valley has an abundance of the new “Colorado Gold”, *abundant water*. Buckhorn’s water supply rights and entitlements go back over 110 years, and are even backed-up with over a year’s worth of water from alternate sources. A new development might well pay over \$40,000 per home for water supplies, if they can be obtained, at all.
- Buckhorn is situated at the foot of Hardscrabble Mountain and the adjacent White River National Forest, over 2,000,000 acres of national Wildlands and Forests.
- Buckhorn Valley will soon be the home of a 140 acre nature park with a fully stocked and managed fishing lake, hiking trails, pavilions, biking and fitness features
- Mountain Gateway at Buckhorn Valley adjoins this parkland, with all that it offers, right out the front door of Mountain Gateway
- Yet, the Eagle – Vail Regional Airport is less than 5 minutes away. From there, American, Delta, United, Air Canada offer flights to both coasts, Dallas, Chicago, Minneapolis and other major hubs.
- It is well known that the climate at Gypsum is milder-by-far than the higher resort areas. Less snow, warmer weather, longer ‘play’ seasons make Gypsum the ‘banana belt’ of the high rockies.
- At elevation 6,500 MSLE, most seniority-related health challenges are accommodated by the denser air. This makes Mountain Gateway an inviting location for retirees and empty-nesters.
- For second-home buyers, Mountain Gateway offers an affordable alternative to million-dollar apartments, while still being a half hour from the slopes, and with hiking, biking, and fishing just out the front door.

## Mountain Gateway Timing

### Schedule:

---

- Architectural and engineering design, approvals and building permits: until June 2018
  - Start of site development and first buildings: June -July 2018
  - Delivery of first 16 homes in 4- four unit buildings: October-November, 2018
  - Continuation of construction through the winter season, 2018-19 by having foundations ready
  - Completion of Mountain Gateway's 12-four home buildings: Fall 2019
-