



**PRE-SALE
PRICING**

NORTHRIDGE SUBDIVISION

LOTS	PRICE
Lot 1	\$79,000
Lot 2	\$79,000
Lot 3	\$82,500
Lot 4	\$89,500
Lot 5	\$82,500
Lot 6	\$82,500

LOTS	PRICE
Lot 7	SOLD
Lot 8	\$89,500
Lot 9	\$89,500
Lot 10	\$89,500
Lot 11	\$79,000
Lot 12	\$79,000

FOR ADDITIONAL INFORMATION CONTACT

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TERMS

NORTHRIDGE SECOND SUBDIVISION INTRODUCTORY PRESALE OF LOTS INFORMATION

Streeter, LLC ("Streeter"), a partnership of two community-based non-profits whose purpose is for the betterment of Hamilton County, is in the process of creating Northridge Second Subdivision, a new twelve (12) lot subdivision to the City of Aurora to be located on an extension of Beechwood Drive to the northwest. Streeter has secured the engineering necessary for the newly created Northridge Second Subdivision as well as a contractor to do the grading, storm sewer, water, sanitary sewer, and paving (the "infrastructure") for the new subdivision. Streeter intends to pre-sell at least four (4) of the twelve (12) lots in this new subdivision. Here are some additional details about the lots and the sales process:

1. On the preceding page you will find a diagram showing the 12 lots which are for sale and the introductory pricing. This introductory pricing will remain in effect until the first four (4) lots are sold. Following the sale of the first Four (4) lots, Streeter may increase the pricing on the remaining lots in order to recover its costs of the entirety of the Subdivision and carrying costs. A copy of the final subdivision plat showing utility easements and other property details is available upon request.
2. The covenants currently on record for Northridge Subdivision will be extended to cover the set twelve (12) lots. These newly created twelve (12) lots in Northridge Second Subdivision will be designated as "A Lots" under the terms of those covenants. Copies of the covenants are available upon request. Prospective purchasers will be required to acknowledge receipt and agree to comply with those covenants as part of the lot purchase process.
3. The purchase agreement form which is required to be used by purchasers is available upon request.
4. A down payment (Earnest Money) deposit of 25% of the lot purchase price will be required.
5. Construction for the installation of the infrastructure will begin Fall 2023 with infrastructure completion in either Fall 2023 or early Spring 2024.

NOTE:

This document and the attachments do not constitute a binding offer, and is provided solely as a high level outline of the sales process and introductory pricing of the lots.