



Highland Community Partners

Capital Partners and Consulting Services

for Residential Developers

Developing New “Workforce” Housing Communities



What Do We Do?

Buy “predevelopment targeted” Farmland in the Midwest- Targeting smaller towns and cities where there is high demand for housing but little resources

Partner with Local, Vetted Developers and National Builders- Re-zone land and receive approvals for a development into sustainable workforce housing

Sell the Fully Approved Property/Lots (profit shared with developer) to the National Builder, prior to construction, to build the workforce housing community cost efficiently-keeping the price down.

Why are We Needed/What Gap or Demand are We filling?

1mm+ shortage of workforce housing that needs addressing- using new approaches- the old approaches are not working (fast) enough

1,000’s Less Residential Developers (since 2008)- critical shortage in MW

Developers have limited capital or expertise to address the processes for creating efficient, environmentally sustainable communities for the middle-income workforce community.

Project Investments Overview: [HERE](#)

Video Intro from Founder/President: [HERE](#)

We are looking for Investors to Build out this New Venture (currently have 4 pilot projects)

Real Estate Project Investments: \$20mm- projects during the initial 2-year period, increasing yearly- \$1.2mm - current pilot project needs

Early- Stage Capital: \$2mm- for Operations and Cap X: (right of first refusal on Real Estate Project Investments)

Excellent market returns expected.

What Makes Us Unique?

Equity Capital for Residential Development “entitlement” phase: Patient capital that understands variable investment horizons, mitigations/returns, and incentive alignments.

Propriety Tool (In design- benefiting investors, developers and municipalities): Predictive analytic and entitlement process tools for site and design selection and optimizing processes- scoring risk/success factors/options

Expertise: Unique combination of team/advisors- Residential RE Development, Finance/Capital Markets Originations/Structuring, Farmland investing, Technology/Green, RE development law, others...

Contacts/Access: Capital, National Builders, RE developers, Technology.

Focus: Unique focus on bringing national capital and expertise to smaller communities/developers for “Heartland” Workforce Housing

Questions?

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Our Mission:

Increase Home Ownership for Middle-Class/Workforce Families by Helping local developers create new sustainable, community-focused single-family housing, while returning excellent returns to our Project Investors

Note- This is a summary overview - This is not an offer to sell or invest in type of public or private investment security, and there is no promise or guaranty on the actual performance of these projects. More detailed and updated estimates and legal information/documents will be provided when available and upon request. Confidential and Proprietary