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DOWNTOWN SUPERIOR'S HOMES NEAR COMPLETION SUPPLEMENTING BOULDER COUNTY HOUSING INVENTORY

Homes available for purchase in the long-awaited mixed-use destination

August 30, 2017 – SUPERIOR, COLO. – It's no secret that Colorado's population is booming and as a result, the housing market is hot and inventory is low. Boulder County is one of the hottest markets in the state and this year Superior is ranked as the No. 1 Suburb in Colorado by Niche. Now there are more options for those wanting to live and play in Boulder County with the new homes available for purchase in Downtown Superior, the new 157-acre mixed-use community located at McCaslin and U.S. Highway 36.

Downtown Superior's mixed-use project site currently under construction will ultimately include 1,400 residential units, some of which are nearing completion by three locally based homebuilders: Remington Homes, Wonderland Homes and Thrive Homebuilders. Offerings consist of townhomes and single-family detached homes, all varying in size and price, starting from the mid \$400,000s. Potential buyers will be able to tour new model homes in fall 2017 and can purchase homes now; homes are being sold six to twelve months ahead of completion and interested buyers should get on the waiting list now.

All three homebuilders are bringing their own unique designs to the community, carefully sourced by developer, Ranch Capital LLC. The development's vision is centered on smart growth: clean, modern and energy-efficient home design options with proximity to close outdoor spaces, public transportation, retail and restaurants.

"We're fortunate to have such a strong group of local homebuilders, they each bring something unique to the table. Now that home construction is well underway we're seeing great momentum," said Bill Jencks, vice president of real estate for Ranch Capital. "This progress is a testament to the responsible planning of town leadership, collaboration with the surrounding community, and strong execution by our development partners."

Thrive Homebuilders, currently in its 25th year and known for their award-winning innovative designs and industry-leading energy efficiency, are currently seeking approval of their development plan with the Town of Superior by late 2017 with build-out and model home opening scheduled for late 2018. Thrive is committed to bringing healthy homes to market at an affordable rate and improving and encouraging Town of Superior's energy initiatives; its three core principles include energy efficiency, health, and a commitment to local community. This was most recently demonstrated through Thrive's Innovation in Housing Award by the Department of Energy, now for four years running, and an additional award this year in the program's multifamily category. Thrive has tacked this on to their 2016 Builder of the Year

award by Green Home Builder Magazine and being named 2016 Builder of the Year by Home Builder Association of Metro Denver.

Wonderland Homes currently has four buildings and two model homes under construction and is predicting a completion date of late fall this year. The home plans feature unique architecture and floor plans including the ever-popular rooftop decks which have received a flurry of positive interest from potential buyers and brokers. Wonderland's homes are thought out to support open design with living spaces that support community engagement.

"We understand how building in the urban form builds community and place," said Mike Davidson, vice president of sales and marketing at Wonderland Homes. "With front doors on the street and garages in the public alley, streets become occupied and animated by those using their front doors and porches/stoops. This creates an environment for civic engagement and provides safer neighborhoods as it orients the living space for those who live there."

Construction is underway for Remington's first four townhome buildings comprised of 24 townhome units, in addition to the first single-family home model. Inspired with the Colorado consumer in mind, the homes feature 10 foot tall ceilings, abundant windows for natural light, large open-concept living areas, expansive bedrooms and outdoor living spaces including rooftop decks, covered balconies and award-winning architecture.

"Initial interest has shown that potential buyers and brokers are excited to see a fresh new approach to building in Boulder County," said Nate Freeman CORE Residential, sales broker for Remington Homes. "It's also attractive for those who love the true 'live, work, play' type of environment, close to Boulder and Denver with the convenience of U.S. 36."

In addition to its residential units, Downtown Superior will offer up to 817,600 square feet of commercial office and retail space, 42 acres of outdoor recreation and open space, boutique hotels with up to 500 hotel rooms, chef concept restaurants, unique retail shopping and year round activities at completion. A state of the art indoor recreational facility, the Sport Stable, is already open to the public and construction of the The Element by Westin, a four-story, 121-room hotel and the adjacent \$18.5 million, 60,000 square foot medical office component of the project, Superior Medical Center have both broken ground.

The homes perfectly complement Downtown Superior's goal to bring the best possible retail, hospitality and dining options to the community.

About Downtown Superior

Downtown Superior blends a variety of residential home styles, flexible working spaces, diverse retail and dining, entertainment in every direction, ample open space, and attractive lodging. All of this within a conveniently walk able community paired with close proximity to RTD transit and accessibility to DIA, Boulder County and Denver along U.S. 36.

For more information on the Downtown Superior project, including retail and office leasing opportunities visit <http://downtownsuperior.com/>.

About Ranch Capital

Ranch Capital, LLC is a San Diego-based private equity firm founded in October 2002 that specializes in unique investment opportunities that represent significant growth opportunities, or are undervalued, out of favor, or in need of financial or operational restructuring. Founders, Lawrence S. Hershfield and Randall L. Jenson, possess more than 50 years of relevant senior

management experience in leading, managing, operating, improving and investing in companies.

Since its inception, Ranch and its partners have committed approximately \$2 billion, including significant investments in companies or assets in Financial Services, Energy, Mining, Transportation and Real Estate. Ranch Capital also invests in real estate entitlement and development projects. Current real estate projects include Downtown Superior, The Mill at Broadway in Sacramento and Lilac Hills Ranch in San Diego.

In total, investments to date have ranged in size from \$2 to over \$500 million. To learn more visit <http://www.ranchcapital.com/>.

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