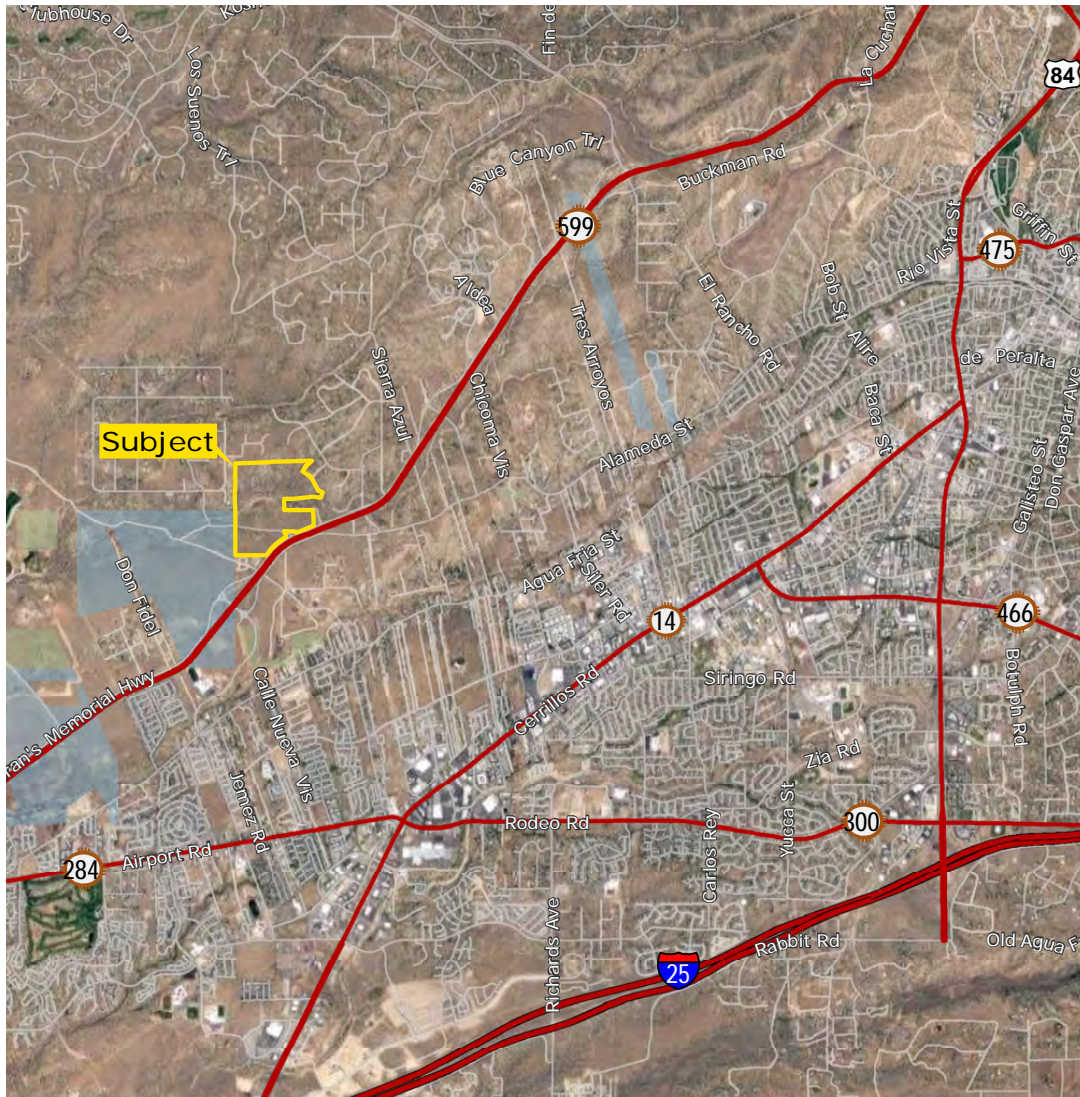


THE VILLAGES AT LAS TRAMPAS

EXCLUSIVE LISTING | ±155.98 ACRES | 61 CUSTOM LOTS | SANTA FE, NEW MEXICO



The Villages at Las Trampas are currently zoned for 2-1/2 acre lots. The Seller proposes the density remain the same, but with the residences being built in small village settings of 13 to 17 lots. The remaining acreage will be deed restricted as permanent open space. This is an opportunity to provide a unique housing community at a reasonable price which will appeal to both local and second homeowners.

LOCATION The Villages at Las Trampas are located on the north side of State Highway 599 just east of the South Meadows interchange in Santa Fe County providing easy access to Santa Fe's locations.

SIZE ±155.988 acres
The parcels equal 155.988 acres of land which will be developed into 61 custom residential lots in four unique village layouts of approximately 16 units each.

PROJECTED CUSTOM LOTS 61 lots

PRICE \$2,495,808

Tract A-1	69.50 acres	27 lots	\$1,111,984
Lot 6	43.25 acres	17 lots	\$691,984
Lot 7	43.25 acres	17 lots	\$691,984

ZONING 2-1/2 Acre Residential Lots. The density per parcel will be concentrated into a small "village" format with the remaining acreage being permanently dedicated as open space.

UTILITIES Electric and natural gas are in proximity to the site. With the small "village" layout, the community will provide its own water via water wells, as is available for a 2-1/2 acre lot format. No additional water rights need to be provided for development. Sanitary Sewer will be processed through self-contained units with the by-product providing wetlands in the open space area.

AMENITIES The residual land (approximately 80% of the land mass) will be permanently dedicated as open space. This will provide walking trails and a venue to observe wildlife.

DEVELOPMENT STATUS Plat approval will have to be obtained. It is the Seller's opinion that the layouts, as reflected herein, are reasonable and as such be approved with little modification.

Rick Bressan | rbressan@landadvisors.com

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. NMSantaFe175113-6.12.15



THE VILLAGES AT LAS TRAMPAS



SANTA FE

Founded in 1607 by Spanish explorers, Santa Fe is located at 7,200 feet above sea level making it the highest, as well as, being the oldest capitol city in the United States. With a population of 70,000 it's the fourth largest city in the State of New Mexico.

Santa Fe is consistently ranked among America's top 10 tourist destinations. Visitors are drawn to Santa Fe by its beautiful landscape, and its culture, art and traditions. Santa Fe enjoys four distinct seasons complimented by 300 days of sunshine.

Santa Fe's tourism appeal is year round, with a seemingly endless stream of festivals and events in the summer and the city's year-round art, shopping, cultural and culinary attractions are enhanced by near by skiing in the winter. The City hosts 1,500,000 tourists annually, with hundreds of thousands of additional uncounted day visitors from nearby cities like Albuquerque.

Santa Fe, centrally located along I-25 in northern New Mexico, is approximately 55 miles north of Albuquerque and 380 miles south of Denver. Santa Fe has a local commuter airport, but most air needs are provided through the Albuquerque International Sunport Airport which serves 6,000,000 passengers every year.

The renowned unique earth-tone pueblo style architecture and the many galleries and art venues make this city well-known and respected for its authentic creative style. Santa Fe is also the third largest art market in the country. More art is sold in Santa Fe than any other city in the United States other than New York and Los Angeles.

Tourism and state government employment are the cornerstone of Santa Fe's Economy.

Santa Fe serves as home to many who commute to work daily at Los Alamos National Laboratory about 45 minutes away which has limited housing alternatives. In addition, workers often commute from as far away as Albuquerque due to a lack of affordable housing in the Santa Fe area. Although, there is a minimal affordable requirement, The Villages at Las Trampas will offer housing at prices close to those in Albuquerque. The elimination of the time and costs associated with a daily commute should make this community an attractive alternative.

THE VILLAGES AT LAS TRAMPAS REGIONAL MAP

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THE VILLAGES AT LAS TRAMPAS SURROUNDING DEVELOPMENT MAP

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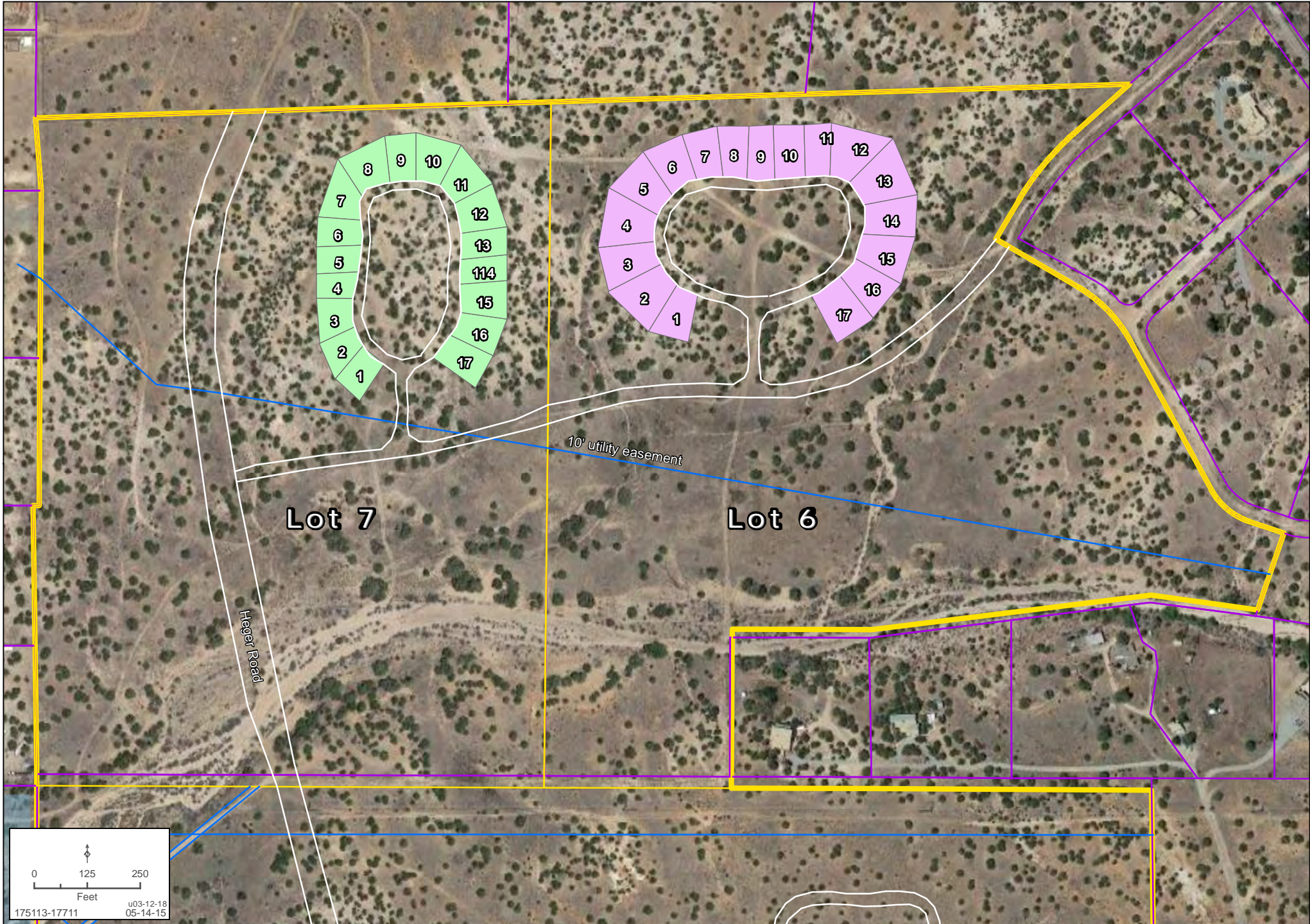
THE VILLAGES AT LAS TRAMPAS OBLIQUE MAP

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THE VILLAGES AT LAS TRAMPAS DETAIL MAP - LOTS 6 & 7

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THE VILLAGES AT LAS TRAMPAS DETAIL MAP - TRACT A-1

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