

MIXED USE PARCELS

EXCLUSIVE LISTING | MARIPOSA EAST | RIO RANCHO, NEW MEXICO

±41.77 ACRES | \$2,923,900 (\$70,000/AC)

MILLION DOLLAR VIEWS

Mariposa East is the initial development phase of the Mariposa master planned community located in Rio Rancho, Sandoval County, New Mexico.

Rio Rancho is a high growth suburban community located in the northwest quadrant of the metro Albuquerque area. The property is unique to the Albuquerque market, representing one of the largest individual land holdings in the Northwest Valley path of growth, featuring varied topography, dramatic elevated views of the Valley floor and surrounding mountain ranges.

Much of the vacant land nearer the core of Albuquerque lacks mid-to-upper income consumer appeal, is highly fragmented ownership and faces significant infrastructure challenges.



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MARIPOSA EAST PROPERTY OVERVIEW

LARGER LAND HOLDING

The overall Mariposa community is comprised of two Planning Areas - Mariposa East (totaling 1,465 acres) and West (totaling 2,931 acres), along with a very significant 2,185-acre open space amenity – Mariposa Preserve.

Mariposa East is the first development phase of the overall Mariposa master-planned community. At build-out, Mariposa East will include approximately 1,500 to 2,000 single family homes. To date, 180 estate lots and 518 production lots have been fully platted and developed.

PROJECT HISTORY

High Desert Investment Corporation (“HDIC”), an affiliate of the Albuquerque Academy (the “Academy”), was the original master developer of Mariposa East. In accordance with a petition filed by HDIC, the City of Rio Rancho (the “City”) established the Mariposa East Public Improvement District (the “PID”) to finance the design, permitting and construction of certain infrastructure improvements necessary to develop Mariposa East, in particular water supply and wastewater system improvements (the “Improvements”). The PID subsequently issued its \$16,000,000 Mariposa East Public Improvement District (Rio Rancho, New Mexico) Government Obligation Bonds, Series 2006 (the “Bonds”).

Following HDIC’s failure to fund certain payment obligations associated with the Bonds, HDIC, the PID and trustee for the Bonds (the “Trustee”) entered into a Settlement Agreement pursuant to which HDIC conveyed all of its rights, title and interests to Mariposa East including, but not limited to, real property, impact fees and development rights (collectively, the “Property”). Since then the Property was sold to Harvard Investments and the Bonds and PID were restructured. The Academy continues to own fee title to lands comprising Mariposa West.

AMENITIES

Mariposa East Completed Community Amenities

- Community Living
 - ↳ Mariposa Preserve with 10 Miles of Trails
- Community Center 10,308 square feet
 - ↳ Fitness Room / Indoor & Outdoor Pools / Multipurpose Room
 - ↳ Onsite Association Management & Lifestyle Director
- State-of-Art Technology/Telecommunications
- 16,308 square foot Office Building
- Point Grille Restaurant

DEVELOPMENT TO DATE

Production and Custom Lot Sales

The first sales of finished lots to homebuilders within Mariposa East closed in the second quarter 2005, followed by first retail deliveries of homes in early 2006. A total of 518 Production Lots have closed with builders.

Mariposa has gone through an extensive renovation program and was featured as the Signature Community for the Fall 2015 Parade of Homes.

Production builders currently building in Mariposa are Abrazo Homes, D.R. Horton, Palo Duro Homes, Michael Savage Homes, Rachel Matthew Homes, Raylee Homes and Twilight Homes. To date, over 165 homes have been built in Mariposa East. A total of 129 Estate Lots, located within six custom lot subdivisions, have been sold to third parties.

PID ASSESSMENTS

Property	Total at 12/31/2015	Annual Payments
Mixed Use Parcels	\$240,328	\$24,024

Annual assessment collection as part of property taxes through September 2032. Deferred payments bear interest at 5.9% per annum.

MARKETING FEES

Buyer will pay a marketing fee to Seller equal to 1% of the sales price of each house out of closing proceeds.

FACILITIES FEES

There is a facilities fee of \$2,400 per lot which is due and payable to the PID when the lots are purchased. Buyer will pay facilities fee to the PID at closing.

HOMEOWNERS ASSOCIATION DUES

Currently HOA dues of \$73 a month are payable on each lot. The community center is available for use by all lot owners as part of their HOA dues.

IMPACT FEE CREDITS

Buyer will reimburse Seller \$7,915 per lot for prepaid impact fees at the time Buyer pulls each new home building permit. Impact fees of \$1,967 per lot are due from Buyer to the City of Rio Rancho at the time Buyer pulls each new home building permit. Total impact fees of \$9,882 are fixed by an agreement with the City of Rio Rancho. A proposed increase in impact fees of \$5,001 will not apply to these lots.

Impact Fee Schedule (Per Lot):

Fee Category	Fee Amount	Mariposa Fee Credit	Remaining Fee Paid to City
Roads	\$2,691	-\$1,063	\$1,626
Bikes & Trails	\$32	-\$32	\$0
Parks	\$1,258	-\$1,258	\$0
Public Safety	\$339	\$0	\$339
Water - 5/8"	\$3,264	-\$3,264	\$0
Sewer - 5/8"	\$2,298	-\$2,298	\$0
Total Fees/Credits	\$9,882	-\$7,915	\$1,967

LOT PREMIUMS

Buyer will share Lot Premiums on a 50%/50% basis with Seller.

- A Public Improvement District (Mariposa East Public Improvement District, the “District”) or PID was formed under the New Mexico Public Infrastructure District Act in June 2006. The purpose of the District was to fund certain portions of water and wastewater infrastructure improvements to be developed by HDIC in connection with Mariposa East.
- Total bond authority in the amount of \$16 million was authorized and fully subscribed in the Summer of 2006, and the infrastructure improvements included in the District were completed by 2008.
- Concurrent with District formation, HDIC entered into a Replenishment Agreement, thereby obligating HDIC and its successors and assigns, as developer of Mariposa East, to maintain an adequate Reserve Fund in the event Reserve Transfers are required to offset District tax revenue shortfalls that would render the District otherwise unable to service the District bond debt service requirements.
- HDIC was obligated to replenish the District Reserve Fund, and in the course of development of Mariposa East had in fact fulfilled its obligations to do so until 2012. District annual debt service is approximately \$1.2 million, and current assessed valuation and tax assessment rates yield annual District tax revenue of only approximately \$210,000. Lower than expected District tax revenues resulted in an annual debt service shortfall of approximately \$1.0 million.
- HDIC entered into a Settlement agreement with the PID bondholders in late 2012, whereby HDIC was, among other terms, relieved of its obligations with respect to the bond repayment in exchange for a deed-in-lieu to the bondholders for the remaining real estate assets within Mariposa East.
- In 2014 the Property was sold to Harvard Investments and the Bonds and PID were restructured. The bond restructuring included:
 - (i) Changing the General Obligation bonds to Special Levy bonds.
 - (ii) Each lot / tract has a fixed bond amount associated with it and a set annual bond servicing payments made through property taxes.
 - (iii) Lot owners can choose at anytime to payoff the PID Assessment.

See Public Improvement District Facilities Map.

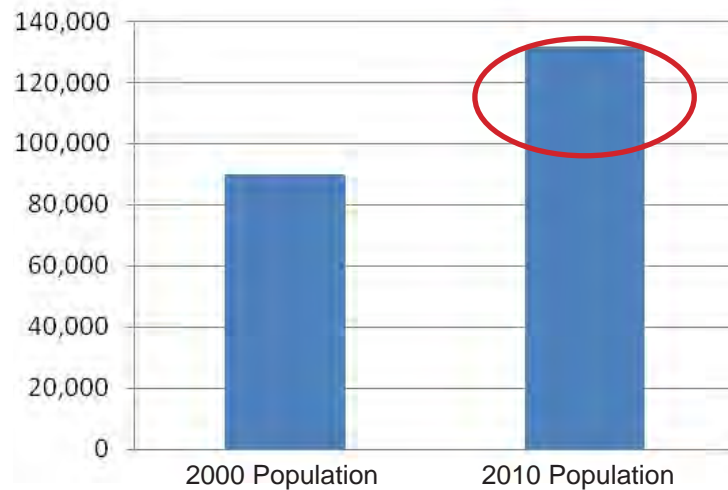


MARIPOSA EAST RIO RANCHO

The Albuquerque Metro Area, includes Rio Rancho, the fastest growing city in the State of New Mexico. Rio Rancho grew its population by more than 45% in the last ten years. With this burgeoning suburb of Albuquerque growing so fast and with most of the jobs still in Albuquerque proper, there has been added need for rental housing. With one of the largest employers in the State, located in Rio Rancho, Intel, has been the bedrock of the economy there, and has spawned a cottage industry of contractors and vendors. Intel's plant in Rio Rancho is the largest chip producing plant Intel operates worldwide.

Recent employers who have come to Rio Rancho include: Hewlett Packard Company, projected to have 1,800 jobs; Central NM Community College – Rio Rancho Campus; University of New Mexico – Westside Campus. In addition, the University of New Mexico Teaching Hospital opened in July 2012 and at a cost of \$165 million, the 66-bed Presbyterian Hospital in Rio Rancho has been completed.

Net Growth of 41,563 (46.3%)
with 2.75 persons per household



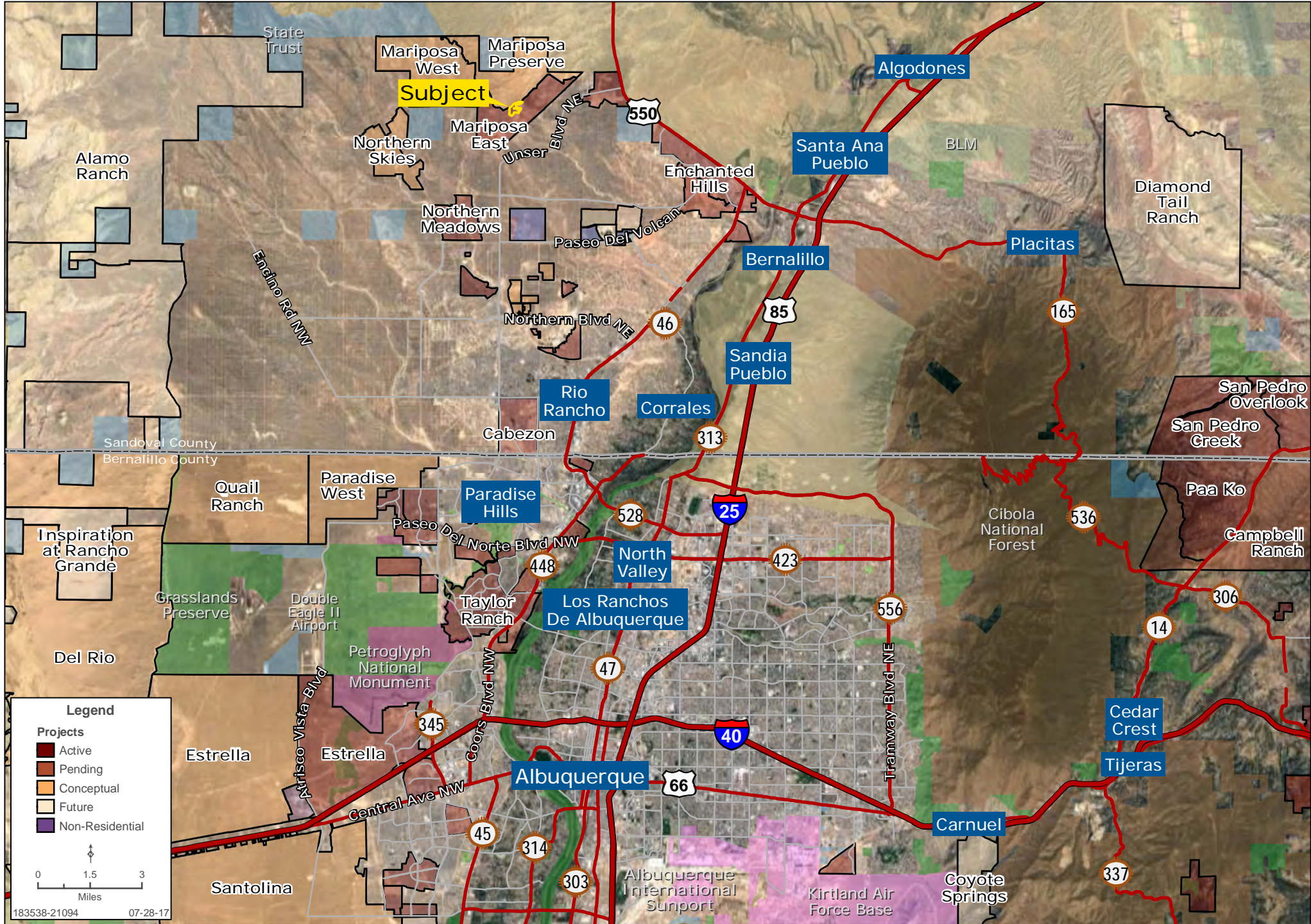
Source: US Census

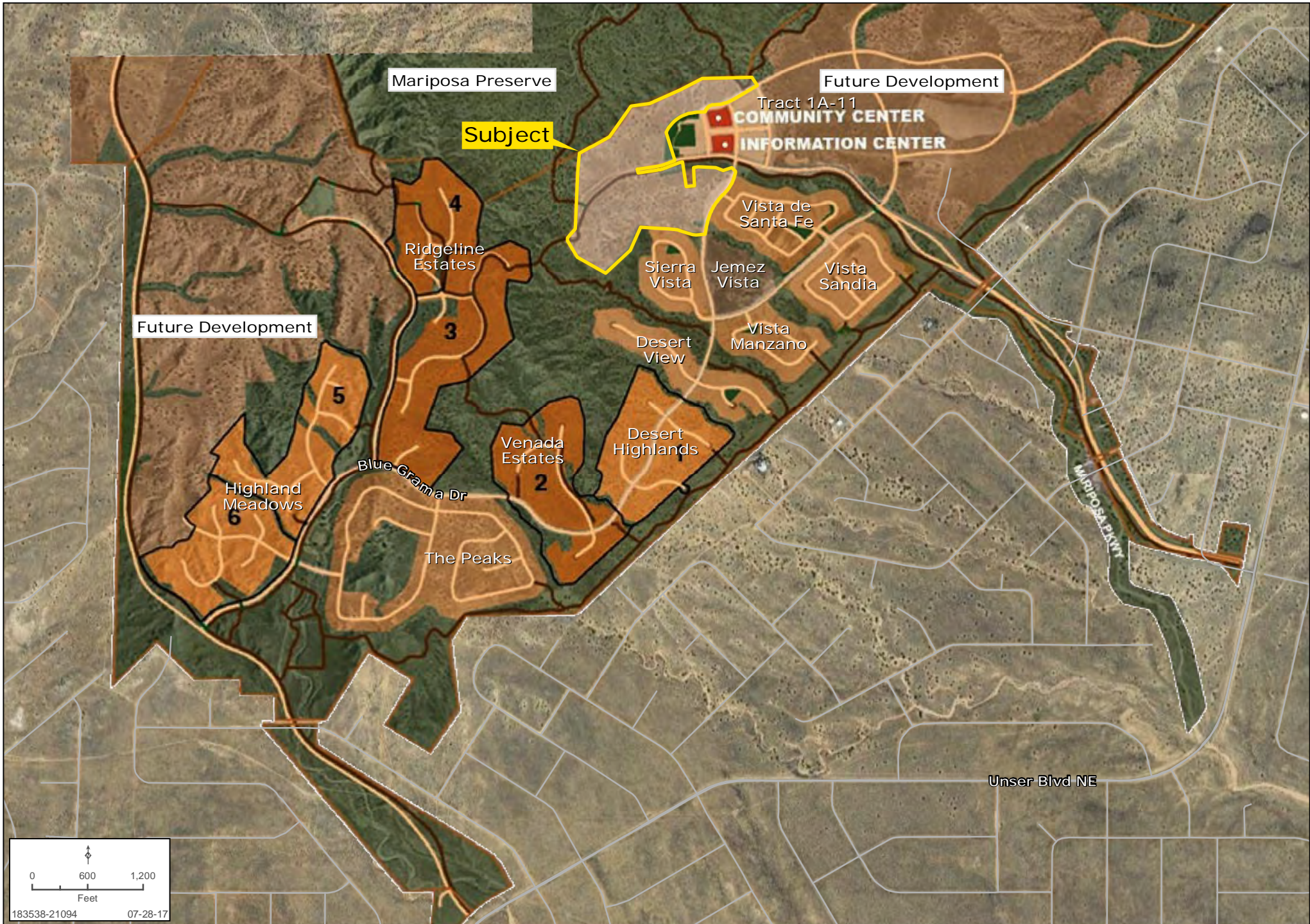
Projected Growth of 30,096 over the next 10 Years
with 2.75 persons per household
Housing Demand of 14,580



REGIONAL MAP

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PROPERTY DETAIL MAP

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SuCasa

Northern New Mexico

inspiration ideas resources

tour 37
homes
in ABQ's 2015
fall parade

all in the family
sleek Corrales
contemporary

hot springs
getaways

new life for
old wood

unexpected
modern find
in the Upper Valley

Mariposa

New builders join in supporting the revitalization of this amenity-filled, master-planned community

by Ben Ikenson photographs by Chris Corrie

In many cultures, the butterfly symbolizes transformation and rebirth, which is aptly fitting for a master-planned community in Rio Rancho that goes by the Spanish word for that lovely winged creature. Due largely to the housing crash and recession, Mariposa had been stalled for several years. Now it is poised to spread its wings, thanks to the vision of Harvard Investments, a community development firm, and the interest of several top-notch builders.

“Seeing Mariposa come back to life and flourish with tremendous builder activity is very encouraging to us,” says Tim Brislin, vice president of Scottsdale, Arizona-based Harvard Investments, which boasts extensive experience in large master-planned communities and the revitalization of distressed communities. “The builders have their ears to the ground and know what the market is looking for. Working together, we plan to establish Mariposa as the best-in-class master-planned community in New Mexico.”

Set amid breathtaking vistas and pristine natural landscapes, the 6,500-acre Mariposa is indeed prime real estate. Although the community initially opened with great success, the original development company’s financial challenges left the property with an uncertain



“Mariposa has a great design with excellent infrastructure and amenities, beautiful home sites, a gorgeous setting, and a great Rio Rancho location convenient to both Santa Fe and Albuquerque,” says Tim Brislin.

future. Thanks to the work of the City of Rio Rancho, the property’s bondholders, and the new master developer, the financial issues,

A 12,000-square-foot community center is the hub of activity for residents of Mariposa.





The spacious fitness center (above), the indoor and outdoor pools, and miles of trails around Mariposa encourage exercise and exploration.



including those surrounding the PID, have now been permanently resolved.

“The original vision was superb,” says Brislin. “When we bought it last year, we thought it was a phenomenally planned community with incredible potential. It has a great design with excellent infrastructure and amenities, beautiful home sites, a gorgeous setting, and a great Rio Rancho location convenient to both Santa Fe and Albuquerque.”

Mariposa is now buzzing with activity. Today its state-of-the-art community center is reopened, the beautiful community park is resodded, and the homeowners association has been reestablished. And to ensure a diversity of home options for future residents, four new builders have been recruited to join Sivage Homes and Twilight Homes. The new home builder lineup includes nationally renowned D.R. Horton as well as local stars like Rachel Matthew Homes, RayLee Homes: A New Generation, and Abrazo Homes (this issue’s Featured Builder). Model homes are currently being built, and development steadily continues in each of Mariposa’s six existing neighborhoods.

“With so many reputable builders in one place plus an array of estate lots, buyers will have access to a wide variety of styles and floor plans to make their dreams a reality,” says Brislin. “It is unique in all of the metropolitan area for buyers to have this many home choices in one location plus great amenities.”

A contemporary sculpture representing the area’s native blue grama grass welcomes visitors at the entrance to the community. A large community park (left, bottom) is the perfect place for pooches and owners alike to stretch their legs.



Connecting Mariposa residents to the community's central amenities and to the natural beauty around them are miles of trails ideal for hiking, biking, and running.

Home prices start at an accessible \$200,000, and custom designs and luxury features are also available. Buyers seeking higher-end options can tour custom home sites with undisturbed surrounding landscapes and unrivaled vistas.

The community also features a number of impressive amenities: a 12,000-square-foot community center with fitness equipment, locker rooms, and indoor and outdoor swimming pools, as well as a 4.5-acre community park that includes a playground, basketball courts, and wide open turf space. Connecting residents to these central amenities and to the natural beauty around them are miles of trails ideal for hiking, biking, and running.

With some 120 homes already occupied, Brislin expects residents will eventually occupy about 2,000 homes total. In August, a grand opening enabled scores of prospective new homebuyers to view model homes.

"It's very exciting to see the project unfold," says Brislin. "The whole idea behind the community—to blend superbly designed homes and community buildings with the existing natural beauty—is hard to resist." Visit LiveInMariposa.com for more information. 



Mountain views and the natural beauty of the surrounding hills and valleys enhance home sites and landscaped areas of the community.



Mariposa residents enjoy a multitude of amenities including a café area, an indoor pool (above, center), weekly fitness classes, and covered outdoor seating areas at the park (right).



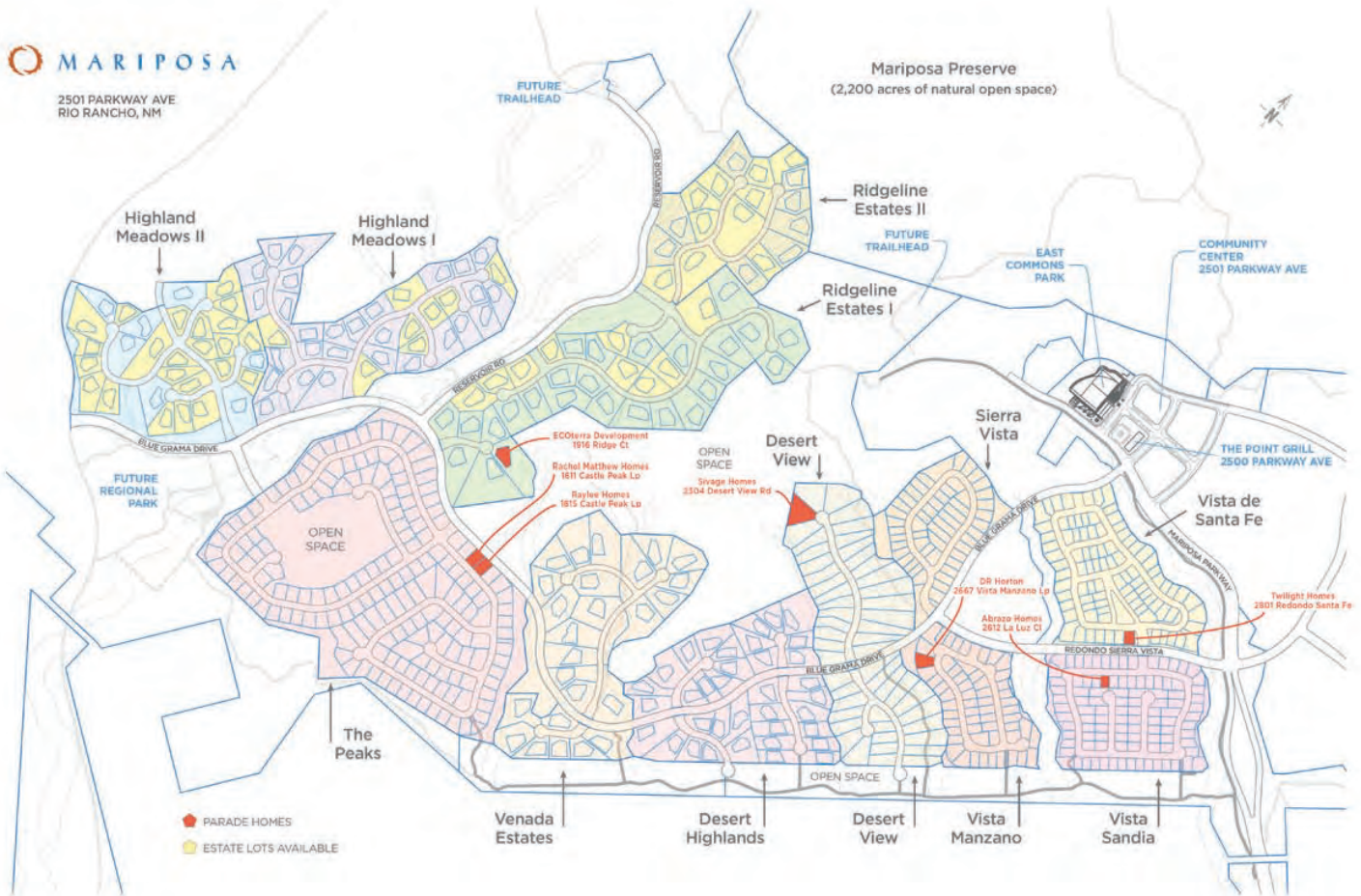
Mariposa

2501 Parkway Avenue

Signature
Community



2501 PARKWAY AVE
RIO RANCHO, NM



Driving Directions from Rio Rancho and Albuquerque's Westside:

Follow Unser Boulevard 6.5 miles north of Northern Boulevard. Turn left onto Mariposa Parkway to enter Mariposa.

From Albuquerque and the Sunport (Airport):

Proceed north on I-25 to Exit 242 (US 550 in Bernalillo). Turn west onto US 550 and go 7 miles, turning left on Northwest Loop Road. Go 1.2 miles, then turn left onto Unser Boulevard. Mariposa is just 2 miles up the road, on the right. Turn right onto Mariposa Parkway to enter Mariposa.

BUILD YOUR DREAM IN MARIPOSA

These fine homebuilders are currently building in Mariposa. Come out to see their models, or contact them directly to discuss your next home in this fabulous community!

Abrazo Homes
Larry Stapp
505-453-6049
AbrazoHomes.com

D.R. Horton
Larry Perez
505-515-8347
DRHorton.com/NM

**ECOterra Development
& Construction**
Michael Cecchini
505-918-8476
ECOterraLLC.com

Rachel Matthew Homes
Krystin Apodaca
505-205-3201
RachelMatthewHomes.com

**RayLee Homes:
A New Generation**
Tammy Grady-Thornton
505-917-1677
RayLeeHomes.com

Savage Homes
Dennis Romero
505-715-6326
Savage.com

Twilight Homes
Ann Daniel
505-349-3723
TwilightHomesNM.com

Custom Lots
Martha Greenleaf
505-301-1191
Coldwell Banker Legacy