

PRESENTED BY: KAELEI ATARAHTI, OWNER/CEO
ATARAHTI GROUP, INC. [POWERED BY EXP REALTY] + REALM GLOBAL

LUXURYHOMESFORSALEINMONTANA.COM
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WHITEFISH

Innovating "The New Aspen"

An Unprecedented Investment Opportunity in NW Montana



LISTING COURTESY MIKE ANDERSON, APR

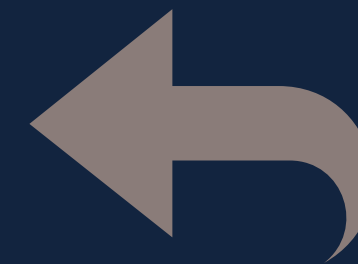


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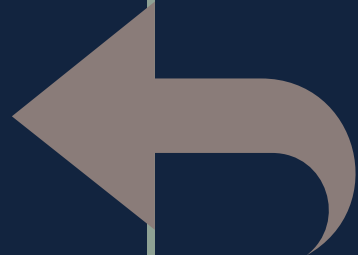
PROJECT'S PURPOSE

**SUSTAINABLE
ACCESSIBLE
NEIGHBORHOOD
WELLNESS
INSPIRED
WHITEFISH**

From day one, WhitefishYards™ was deliberately designed to be where **living, working, and an active lifestyle all come together** in one place.

It's where **local farmers have a market for their produce**, and artisans have a place to grow an idea.

Green rooftops and neighborhood gardens, boutique hotel and spa, and the incredible location along the Whitefish River makes this entire experience unlike anything in the area.



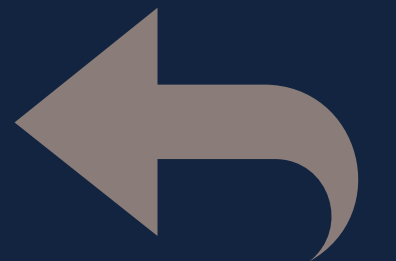


OPPORTUNITY ON STERIODS

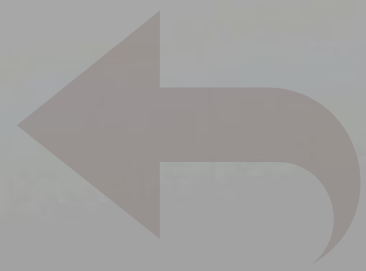
WhitefishYards™ is an **innovative, multi-use neighborhood located on the river** and featuring amenities that complement today's Whitefish lifestyle. It's sustainably built, centrally located, with exceptional access to the outdoors—all by design.

PLACE:

- **Hindsight is 20/20** -- to have been an early adopter of the most successful projects in infamous destinations like Aspen, Vail, Park City, or Jackson Hole, is every real estate investor's dream.
- **Welcome to Whitefish Yards in Whitefish, Montana** -- an innovative development project in a beloved destination town, with the added amenities of:
 - **269 freshwater lakes** within a 45-minute radius (including Whitefish Lake + beach)
 - **30-min proximity to Glacier National Park** (attracting 3,000,000+ visitors annually)
 - **20-min proximity to Flathead Lake** (largest freshwater West of the Mississippi)
 - **2 ski resorts** (one is "Whitefish Mountain Resort" **owned by Bill Foley**)
 - **Multiple hot-springs nearby**
 - **50-min proximity to Canadian border** (Canada Tourists spend ~ \$166M/year)
 - **15-min proximity to Glacier International Airport**
- Popular 10 months/year, as both a **Winter/Ski + Summer destination**



REAL ESTATE
COMMERCIAL
RESIDENTIAL
RESTAURANT
BREWERY
HOTEL
SPA



PREMIUM LOCATION

PREMIUM LOCATION

**BOASTS OVER 14
ACRES ON 10 LOTS
WITH RIVER
FRONTAGE,
BREATHTAKING VIEWS**

**WALKING/BIKING
DISTANCE TO:**

- THE LAKE
- GOLF COURSE
- DOWNTOWN BOUTIQUES
- SKI-SHUTTLE

**SKI SLOPES ARE AS
CLOSE AS 15MIN / 7.3
MI.**





Early Adopters Hit Home Run. Laggards Strike Out.

There are several compelling reasons why now is an opportune time to consider investing in this project:

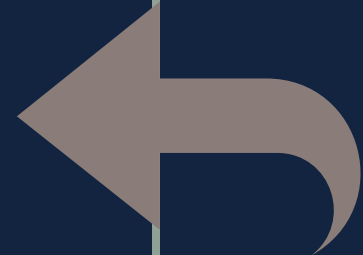
- 1. Development Potential:** The project offers a turn-key development opportunity with fully approved plans for a mix of residential units, including multi-family condos, townhomes, and single-family homes. With the plans already secured and approved, investors can expedite the development process and capitalize on the strong demand for housing in the area. The location is one-of-a-kind.
- 2. Massive Profitability Potential:** decreased risk with 4 of the 10 lots having buyers queued up to buy the commercial and hospitality lots, pre-developed. The projected sales prices for the residential units alone, indicate strong potential for profitable returns. The mix of unit types, and the flexibility to make revenue by either leasing or selling, creates an ideal situation.
- 3. Positive Economic Outlook:** The market statistics and economic growth projections showcase the positive economic outlook for this region. Population growth, job opportunities, and infrastructure development offer probability for long-term stability and potential appreciation of the investment.
- 4. Favorable Market Conditions:** Whitefish (and Montana as a whole) still has a robust Real Estate Market. Predominantly because many "refugees" are moving here from larger markets that no longer offer them the quality of lifestyle that Whitefish does. Also, other developments in the area are currently underway, and will only serve to fuel momentum of the hot Whitefish market. 20/20 is better as foresight than hindsight.
- 5. Due Diligence:** Due diligence is risk-free and fully refundable - this protects a serious buyer from ending up a laggard or a loser. It offers time to meet the current Development team and Contractor Team, who are among the best in the region; and make any necessary decisions with these highly respected experts.



MARKET ANALYSIS - COMMERCIAL / HOSPITALITY

MARKET ANALYSIS SUMMARY

- **Whitefish Growth:** a rapidly growing city located in Flathead County, is among the fastest growing in the state of MT.
- **The Economy:** driven by **tourism, outdoor recreation, and real estate development.**
- The **commercial market** in Whitefish is strong, with a **vacancy rate of less than 5%**. Average lease rate per square foot: **\$30.50** (exceeding the nation's)
- The **hospitality market** in Whitefish is driven by the city's popularity as a tourist destination. No local hotels currently offer a Nordic Spa or Rooftop Gardens, as planned for Whitefish Yards. This is one of it's kind.
- The **food + beverage industry** in Whitefish is **growing + thriving**, with a number of high-quality restaurants, cafes, and bars serving both locals and tourists. The town's **reputation as a foodie destination** has helped drive growth in this sector.

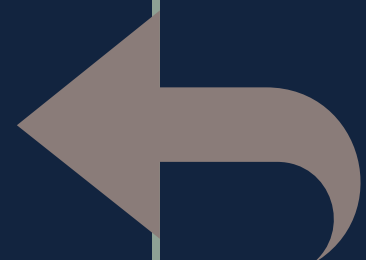




MARKET ANALYSIS - REAL ESTATE STATS

RESIDENTIAL STATS

- Whitefish thrives as a **luxury market**, 13% more of closings are paid in cash in Whitefish compared to nationally.
- The **median home** price in Whitefish is about **\$1,200,000**, which is triple the national median home price.
- **Whitefish has 1.8 months of supply** while the nation has 2.8 months of supply.
- In 2020 and 2021, **Whitefish saw a 21% and 25% year-over-year increase** compared to the nation's 6% and 16% increase, respectively.
- For **2022-2023 the increase is 24.6%**, in Whitefish.



The real estate market in Whitefish is still currently experiencing high demand + low inventory, making it ideal for residential re-sales for this project.



COMPETITION

At its very core, WhitefishYards was designed to be better. It is unprecedented because **there is no project like it in the area**. No other neighborhood offers the scope of mixed-use like WhitefishYards; let alone, on the river, next to a biking trail, near lake, ski-shuttle & downtown. Add the green rooftops + neighborhood gardens, boutique hotel, Nordic spa, with the neighborhood restaurant and microbrewery.... From day one, **WhitefishYards was deliberately designed to be something better.**

Competition (hardly) + Distance from Project:

Commercial

Boutiques Downtown - 3 min
Hutton Ranch - 15 min

Co-Working Whitefish - 5 min
Basecamp Coworking - 5 min

*Various Office Spaces downtown

Hospitality

Whitefish Lake Lodge - 5 min
Firebrand Hotel - 5 min
(4-star hotels)

Grouse Mtn Lodge - 2 min
(3-star hotel)

Food Industry

Latitude 48 Bistro - 4 min
Ciao Mambo - 4 min
Whitefish Lake Restaurant - 3 min
Abruzzo Italian - 4 min
Last Chair - 5 min
Boat Club (WF Lake Lodge) - 5 m
Tupelo Grille - 5 min

PRODUCT OVERVIEW

WHAT ARE YOU PURCHASING?



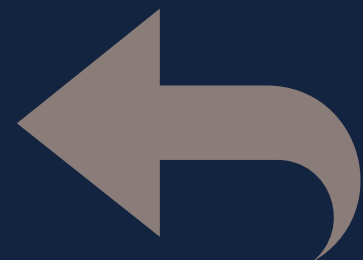
- USE RISK-FREE DUE DILIGENCE PERIOD TO PRE- STRATEGIZE WITH DEVELOPMENT TEAM BEFORE CLOSE
- 10 LOTS/14+ ACRES ON LAND BEING EXCAVATED
- \$30M INITIAL INVESTMENT AT CLOSING (INCLUDING A \$7M CONTRACT WITH LHC TO FINISH THE EXCAVATING, ROADS, & UTILITIES)
- PURCHASE COMES WITH ALL THE PLANS (VALUED OVER \$1M FOR BUILDING PLANS ALONE), ALL FULLY APPROVED
- FULL OVERLAY AND APPROVAL FOR THE FOLLOWING:
 - HOTEL (1.7-ACRE PAD) 70-80 UNITS -- A BUYER QUEUED UP TO PURCHASE THIS AT \$8.2M, IF BUYER WISHES TO SELL HOTEL PAD
 - 14 COMMERCIAL UNITS WITH PENTHOUSE SUITES & ROOFTOP GARDENS
 - NORDIC SPA
 - MARKETPLACE (THINK TRADER JOE'S, LOCAL MARKET)
 - RESTAURANT & MICROBREWERY
 - ~ 86 RESIDENTIAL UNITS
 - RECREATIONAL AREA + BIKE/PED TRAIL ALONG THE RIVER, LEADING TO TOWN AND THE LAKE 1 MILE AWAY
 - PARKING
- ADJACENT TO 14-ACRE CONSERVATORY, VETEREN'S PEACE PARK
- CHOOSE WHAT LOTS TO SELL VS. BUILD OUT; OF WHAT IS BUILT OUT CHOOSE WHAT TO KEEP AND LEASE/OPERATE VS WHAT TO SELL
- COMMERCIAL UNITS CAN BE LEASED FOR ~\$22-30/SF
- RESIDENTIAL UNITS CAN BE RENTED OR LIQUIDATED
- NO REQUIREMENTS TO USE PLANS



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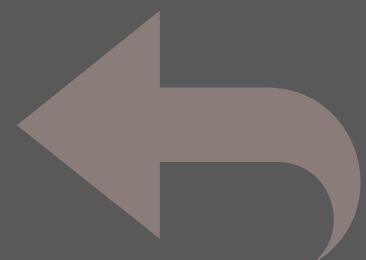
THE PLAN

THIS TURN-KEY DEVELOPMENT IS EXPECTED TO TAKE APPROXIMATELY THREE YEARS TO COMPLETE, WITH THE FOLLOWING TIMELINE:

- **YEAR 1:** SITE PREPARATION, INFRASTRUCTURE DEVELOPMENT (CURRENTLY UNDERWAY), AND CONSTRUCTION OF SELECT UNITS IDENTIFIED BY THE DEVELOPMENT TEAM FOR OPTIMIZING INCOME TO OFFSET CONSTRUCTION COSTS.
- **YEAR 2:** CONSTRUCTION OF ADDITIONAL UNITS AS IDENTIFIED BY THE TEAM.
- **YEAR 3:** COMPLETION OF ALL UNITS, FINAL LANDSCAPING TOUCHES AND FINISHING UP OUTDOOR AMENITIES.

SOME THINGS TO THINK ABOUT

- **YEAR 1,** PRIORITIZE COMMERCIAL UNIT CONSTRUCTION
- COMMERCIAL UNITS ARE OFTEN FASTER TO CONSTRUCT THAN RESIDENTIAL, DUE TO THE NEED FOR MORE DETAILED PLANNING + CUSTOMIZATION.
- COMMERCIAL UNITS TEND TO GENERATE HIGHER LEASE RATES THAN RESIDENTIAL UNITS, SO THEY CAN GENERATE REVENUE MORE QUICKLY AND HELP OFFSET THE COSTS OF CONSTRUCTION.
- HAVING A MIX OF COMMERCIAL + RESIDENTIAL UNITS CAN HELP CREATE A SENSE OF COMMUNITY AND MAKE THE DEVELOPMENT MORE ATTRACTIVE TO POTENTIAL BUYERS AND RENTERS.
- **YEAR 2,** FOCUS ON RESIDENTIAL + HOSPITALITY UNITS BECAUSE THE COMPLETION OF THESE UNITS IS CRITICAL FOR THE PROJECT'S SUCCESS.
- THE COMMERCIAL UNITS CONSTRUCTED IN YEAR 1 WILL HAVE ALREADY GENERATED REVENUE, WHICH CAN BE USED TO FUND THE CONSTRUCTION OF RESIDENTIAL + HOSPITALITY UNITS IN YEAR 2.
- ADDITIONALLY, THE DEMAND FOR RESIDENTIAL + HOSPITALITY UNITS IN THE WHITEFISH AREA IS EXPECTED TO CONTINUE TO INCREASE, + COMPLETING CONSTRUCTION OF THESE UNITS AS SOON AS POSSIBLE WILL ALLOW THE PROJECT TO TAKE ADVANTAGE OF THIS DEMAND.
- **YEAR 3,** FOCUS ON COMPLETING CONSTRUCTION + OPENING HOSPITALITY + FOOD INDUSTRY UNITS
- FINALIZE LEASE AGREEMENTS FOR THE REMAINING COMMERCIAL + RESIDENTIAL UNITS; THIS ALLOWS FOR THE PROJECT TO GENERATE REVENUE FROM MULTIPLE SOURCES, WITH THE HOSPITALITY AND FOOD INDUSTRY UNITS SERVING AS AN ADDITIONAL BOOST TO THE OVERALL ROI.





Who is the Team?

DEVELOPMENT PROJECT MANAGEMENT

Casey, the original visionary + local developer is the Project Manager. He sold his development + construction company after spearheading some of the community's most celebrated + innovative builds.

Before moving to Whitefish in the 90's, Casey was an esteemed contractor in Park City + other similar cities. He moved to Whitefish because he predicted what it is now becoming today. His involvement in the community + his trusted name established trust + influence.

The community has widely given it's blessing for the construction of WhitefishYards; which is highly uncommon for projects of it's scale.

For 3 years Casey's been working on the project closely with the Seller to bring to life his longtime vision for Whitefish's biggest + most celebrated project since the mall was built.

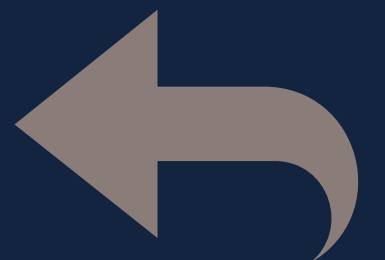
CONSTRUCTION TEAM DICK ANDERSON

What can be said, other than: you will not find a better team in the region.

Dick Anderson Construction (DAC) is quite simply the best in the west. Their sheer quality + delivery time is impressive and ideal for investors.

DAC is a Contracts + Manages offices across Montana + Wyoming. They've been setting a high bar for over forty years. Every local in the industry knows DAC's "iron-clad" track record for finding solutions + exceeding expectations.

References for team leads are available upon request.



FINANCIALS

Overview / Budget & Sales

THE PROJECT IS CONTINUING WITH CONSTRUCTION. THE VALUE IS GOING UP DAILY. PURCHASE PRICE WILL BE ADJUSTED ACCORDINGLY EVERY 1-2 WEEKS. THE CHART BELOW SHOWS PROJECTED COSTS AND SALES/VALUE AFTER COMPLETION. LOTS 3-6 HAVE CURRENT POTENTIAL BUYERS, LAND SALES ARE REFLECTED HERE.

USE	LOT #	LAND COST	SOFT COSTS	DESIGN COST	CONSTRUCTION COST	TOTAL COST	LAND SALES	UNIT SALES	GROSS PROFIT
Residential	1	\$ 966,620.93		\$ 471,712.00	\$ 8,228,952.00	\$ 9,667,284.93		\$ 13,936,600.00	\$ 4,269,315.07
Commercial/Residential	2	\$ 813,111.40		\$ 304,334.00	\$ 4,458,627.00	\$ 5,576,072.40		\$ 7,776,100.00	\$ 2,200,027.60
Resturaunt/Microbrew	3	\$ 1,894,542.69				\$ 1,894,542.69	\$ 2,804,033.00		\$ 909,490.31
Commercial/Residential	4	\$ 1,257,079.14				\$ 1,257,079.14	\$ 1,860,550.00		\$ 603,470.86
Commercial/Residential	5	\$ 1,024,969.99				\$ 1,024,969.99	\$ 1,517,015.00		\$ 492,045.01
Hotel	6	\$ 5,479,148.92				\$ 5,479,148.92	\$ 8,109,458.00		\$ 2,630,309.08
Residential	7	\$ 1,372,919.20		\$ 340,170.00	\$ 7,603,200.00	\$ 9,316,289.20		\$ 16,668,500.00	\$ 7,352,210.80
Work Live/Residential	8	\$ 2,199,159.14		\$ 619,505.00	\$ 12,009,690.00	\$ 14,828,354.14		\$ 21,952,200.00	\$ 7,123,845.86
Work Live/Residential	9	\$ 1,454,951.12		\$ 453,150.00	\$ 7,606,045.00	\$ 9,514,146.12		\$ 16,370,300.00	\$ 6,856,153.88
Market/Residential	10	\$ 4,537,497.96		\$ 1,464,825.00	\$ 25,187,025.00	\$ 31,189,347.96		\$ 39,760,200.00	\$ 8,570,852.04
Common Area / ROW				\$ 50,000.00		\$ 50,000.00			\$ (50,000.00)
TOTALS		\$ 21,000,000.50	\$ -	\$ 3,703,696.00	\$ 65,093,539.00	\$ 89,747,235.50	\$ 14,291,056.00	\$ 116,463,900.00	\$ 40,957,720.50

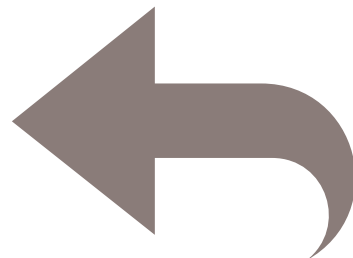
NEW COST VALUE: \$73,654,310.69

Total Sales \$ 130,754,956.00

Total Sales after completion of project

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LOTS 3-6 HAVE VARIABLES IN CONSTRUCTION BASED ON DESIGN. VARIABLES CAN BE EXPLORED FOR MAXIMUM PROFIT DURING THE RISK-FREE DUE DILIGENCE PERIOD.



FINANCIALS

Lot 1	Total SQFT	Cost Per	Total Cost
Living	16486.98	\$ 420.00	\$ 6,924,531.60
Common	2546.33	\$ 240.00	\$ 611,119.20
Parking	2294.72	\$ 175.00	\$ 401,576.00
Decks	1305.02	\$ 80.00	\$ 104,401.60
			\$ 8,041,628.40

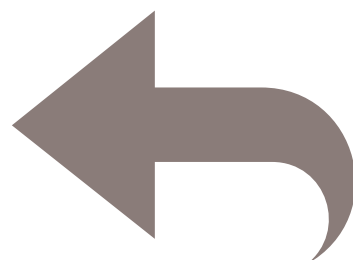
Lot 2	Total SQFT	Cost Per	Total Cost
Living	8123.69	\$ 420.00	\$ 3,411,949.80
Common	1775.04	\$ 240.00	\$ 426,009.60
Parking	1649.03	\$ 175.00	\$ 288,580.25
Decks	1238.78	\$ 80.00	\$ 99,102.40
Commercial	1863.51	\$ 225.00	\$ 419,289.75
			\$ 4,644,931.80

Lot 7a	Total SQFT	Cost Per	Total Cost
Living	6416.61	\$ 420.00	\$ 2,694,976.20
Parking - Deeper Foundations	3528	\$ 285.00	\$ 1,005,480.00
Decks/Entry Stoups	468.53	\$ 120.00	\$ 56,223.60
			\$ 3,756,679.80

CHARTS ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE INVESTOR MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT.



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FINANCIALS

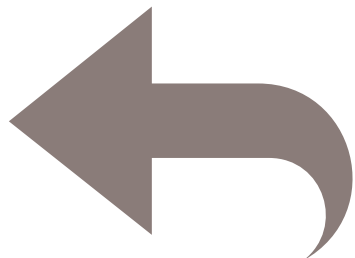
Lot 7b	Total SQFT	Cost Per	Total Cost
Living	6416.61	\$ 420.00	\$ 2,694,976.20
Parking - Deeper Foundations	3528	\$ 285.00	\$ 1,005,480.00
Decks/Entry Stoups	468.53	\$ 120.00	\$ 56,223.60
			<u>\$ 3,756,679.80</u>

Lot 8	Total SQFT	Cost Per	Total Cost
Living	16498.43	\$ 420.00	\$ 6,929,340.60
Common	4264.39	\$ 240.00	\$ 1,023,453.60
Decks	2865.26	\$ 80.00	\$ 229,220.80
Carports	1900	\$ 70.00	\$ 133,000.00
Commercial	9273.39	\$ 225.00	\$ 2,086,512.75
			<u>\$ 10,401,527.75</u>

Lot 9	Total SQFT	Cost Per	Total Cost
Living	17397.81	\$ 420.00	\$ 7,307,080.20
Common	2719.64	\$ 240.00	\$ 652,713.60
Decks	1139.65	\$ 80.00	\$ 91,172.00
Commercial	3035.92	\$ 225.00	\$ 683,082.00
			<u>\$ 8,734,047.80</u>

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FINANCIALS

Lot 10	Total SQFT	Cost Per	Total Cost
Living	35326.98	\$ 400.00	\$ 14,130,792.00
Common	9976.01	\$ 240.00	\$ 2,394,242.40
Parking	15251	\$ 175.00	\$ 2,668,925.00
Rooftop Garden	12208	\$ 150.00	\$ 1,831,200.00
Decks	2985.39	\$ 80.00	\$ 238,831.20
Commercial	15107.04	\$ 225.00	\$ 3,399,084.00
			\$ 24,663,074.60

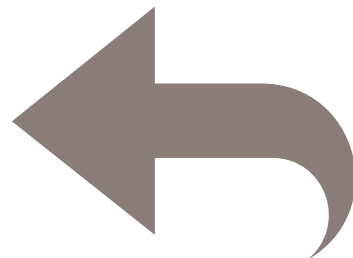
All Buildings Average			
Area	Total SQFT	Cost per	Total Cost
Living	106,667.11	\$ 413.38	44,093,646.60
Common	21,281.41	\$ 240.00	5,107,538.40
Parking	28,150.75	\$ 195.48	\$ 5,503,041.25
Decks (framing, finishing, rails)	10,471.16	\$ 83.58	\$ 875,175.20
Building 10 Roof Top Deck (includes synthetic turf, rails finishing, landscape planters) (does not include spas, pools, amenity kitchen)	12,208.00	\$ 150.00	\$ 1,831,200.00
Commercial	29,279.86	\$ 225.00	\$ 6,587,968.50
Totals	208,058.29		\$ 63,998,569.95
Average Complete Cost per sqft (all areas)		\$	326.77

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CHARTS ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE INVESTOR MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT.

\$ 63,998,569.95

OLD COST VALUE FOR THESE LOTS:
\$80,091,497.76



FINANCIALS

WHITEFISH YARDS COST/SALES ANALYSIS

Building #	Gross SF	Use	Net SF	SF Sales Price	Residential Total	
1	24,786	Residential	16,396	\$ 850.00	\$ 13,936,600.00	1
2	14,764	Commercial	1,350	\$ 650.00	\$ 877,500.00	2
		Residential	8,116	\$ 850.00	\$ 6,898,600.00	2
		Parking	1,625	\$ -	\$ -	2
7	21,600	Residential	19,610	\$ 850.00	\$ 16,668,500.00	7
8	38,290	Commercial	9,120	\$ 650.00	\$ 5,928,000.00	8
		Residential	18,852	\$ 850.00	\$ 16,024,200.00	8
9	25,311	Commercial	6,625	\$ 650.00	\$ 4,306,250.00	9
		Residential	14,193	\$ 850.00	\$ 12,064,050.00	9
10	85,754	Commercial	14,175	\$ 650.00	\$ 9,213,750.00	10
		Residential	35,937	\$ 850.00	\$ 30,546,450.00	10
		Parking	15,275	\$ -	\$ -	
TOTAL/AVG	210,505		161,274		\$ 116,463,900.00	

CHARTS ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE INVESTOR MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT.



THANK YOU!
IT'S OUR HONOR TO SERVE YOU.

BUYER'S AGENT

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LOCATION:

Whitefish, MT, USA

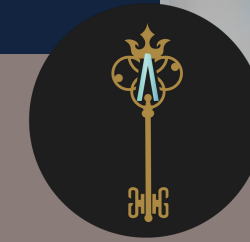


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