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RED FOX MEADOWS PRICING & INFORMATION SHEET-AS OF 3-27-20

The Red Fox Meadows Subdivision, located at the Southeast corner of the intersection of Canyon Ferry Road and Lake Helena Drive, is bordered on the East and South by the Helena Valley Irrigation Canal.

The subdivision, at this time, contains 110 single family detached housing lots; 8 lots of multifamily duplex building sites which will house 62 duplexes; 1 commercial lot (sold); 2 large storage unit lots (sold) and 6 lots containing open space. The subdivision will have a central sewer system hooked up to the City of East Helena and each lot will drill their own well. Our testing and many wells show most water depths are anticipated at 100' to 125'. The wells that have been drilled show from 20GPM to about 35GPM. The completed well, pump, pressure tank and lines into the house has been running about \$5,000-\$6,000. (All excavation & backfill costs are excluded in this figure) (See attached brochure from Jack Clark) The subdivision has natural gas, fiber optic TV and internet service (see attached brochure), concrete curb and gutter, paved streets and a 5 acre lot that will have a gas station and convenience store.

This is Helena's newest subdivision and will be located just 6 minutes from Costco and 8 minutes from Canyon Ferry Lake. The new Canyon Ferry Road, which is a state highway, provides excellent access to Helena and the surrounding areas. I have attached a copy of the plat of the subdivision for your files and invite you to ask any questions you may have. Lot reservations began on July 1, 2018 and continue to this date

I have attached the following items for your review and files:

- 1) Actual plat for Red Fox Meadows- All orange squares are multifamily properties; lot 119 is the 5 ac commercial site and lots 120 & 121 are the storage unit lots*
- 2) Marketing exhibit showing the commercial lot in green; storage unit lots in light blue; multifamily lots in orange.*
- 3) At this time, the single family detached lots will sell for \$74,900-to \$82,000 (depending on whether it already has a well) and the duplex condominium units will sell for \$49,900/unit. (see attached individual lot pricing sheet -2 pgs) You can reserve a lot for \$500.00 earnest money which will be held by HATCO if the closing is scheduled within 30 days. All lot sales will be subject to your review and approval of all final subdivision, covenants, Bylaws, and all other subdivision documents. All earnest money to be refunded in full if your questions can't be answered to your satisfaction.*
- 4) Please call Jerry at 459-8071 or Justine at 406-461-7596 to reserve your lot today! (Please see attached plat showing the lots that are currently sold or have earnest money on them.) We are selling lots each day so please feel free to call us for an update on the lots that are still available.*
- 5) Other attachments: Contact information for well driller and fiber optic company; Contact List for Red Fox Meadows; RID information; Common Questions sheet; Rough closing cost estimates (note that the lots closing costs are separate and distinct from closing on a future house constructed on the lot)*

Thanks again for your interest in our Red Fox Meadows project and we look forward to working with you in the future.

*Jerry Hamlin, President
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