



Unified Real Estate (URE) Fund I

Schedule of Investments – August, 2022



Our Mission is to bring together the best people and resources to acquire, develop, plan, and build spaces designed to delight, assembled to experience, and built to last.

Our vision is to help people thrive by building unrivaled places and investment opportunities as the nation's premier real estate investment firm.



Allora Village

St. George is a lovely, modern city, and well positioned in Southern Utah near the Arizona border. Its latitude and elevation allow for a favorable climate, with relatively warm winters compared to the rest of Utah.

Many people use St. George as a base or a starting point for trips to nearby parks, most notably Zion National Park, less than an hour away. The city is also within easy striking distance of some fabulous mountain biking trails, particularly at nearby Hurricane.

St. George is also one of the fastest growing urban municipalities in the United States with an average of 55.8 percent growth over the last 20 years. Even though St. George is considered historically as a retirement community, it's median age is 38 years and dropping. As local universities and a diverse tech sector grows, so does the number of young people moving to the city. St. George's housing market is likewise extremely strong with home values increasing by 33 percent over the last year, and rental properties at 98 percent occupancy.

Allora Village, LLC has purchased 44 acres and has approval from the city of St. George to develop 9 units per acre or as designed 412 units total in a singular master planned subdivision with complete community amenities such as, walking trail, sport courts, pool, and club house.

Property Details:

- Located in St. George, Washington County, Utah
- 412 Unit Master Planned Subdivision
- Complete Community Amenities



Ascesa Court

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Ascesa Court, LLC has purchased 12 acres and has approval from the city of St. George to develop 184 units in a 9-building subdivision with complete community amenities such as sport courts, pool, and club house.

Property Details:

- Located in St. George, Washington County, Utah
- 184 Unit Apartment Community
- Complete Community Amenities



Gallery

Springville is an amazing city because it is safe, clean, and provides great community activities. Having an art museum, recreation center, mountains, trails, and reservoirs provide opportunities for diverse community involvement and activity.

Springville is 6 miles south of Provo where Brigham Young University enrolls more than 33,000 students, and 14 miles south of Orem where Utah Valley University enrolls more than 41,000 students and is increasing at a 4.5% year over year student population growth.

Springville is also centered in Utah County which is the state's second largest county with more 1,150,000 people and 27.7 percent increase in population in the last 10 years adding more than 155,000 people.

Gallery, LLC has purchased 4.32 acres and has approval from the city of Springville to develop 82 units; 2 apartment buildings each housing 40+ units and 18,000 square feet of neighborhood commercial with complete community amenities such as sport courts, pavilion, and BBQ areas.

Property Details:

- Located in Springville, Utah County, Utah
- 82 Unit Apartment Community
- 18,000 sq ft Neighborhood Commercial



Lakeside Landing

Springville is an amazing city because it is safe, clean, and provides great community activities. Having an art museum, recreation center, mountains, trails, and reservoirs provide opportunities for diverse community involvement and activity.

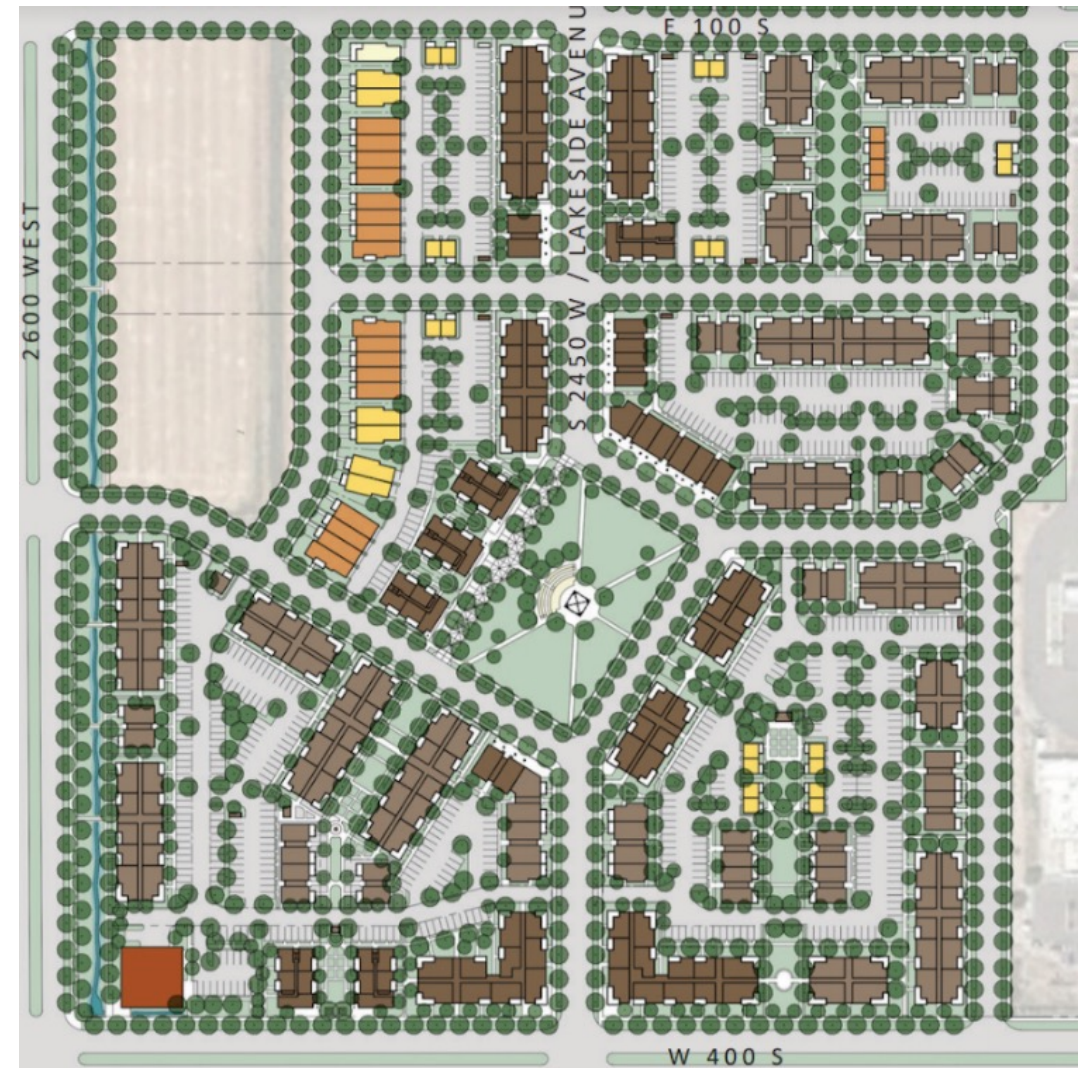
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Lakeside Landing, LLC has purchased 32 acres and has approval from Springville Planning Commission to develop 644 units comprising 12 different product types and 120,000 square feet of neighborhood commercial with complete community amenities such as sport courts, pavilion, BBQ areas, trails, clubhouses, pools, parts and much more.

Property Details:

- Located in Springville, Utah County, Utah
- 644 Residential Units
- 120,000 sq ft Commercial / Retail / Office



Lehi Medical

Lehi UT is nestled in the heart of the Wasatch mountains and is the central hub of the state's famous "silicone slopes", serving as home to numerous technology companies. This has led to significant population growth in and around Lehi as the population has boomed, nearly doubling since 2010.

The largest pediatric hospital in the state of Utah has purchased land in Lehi and initiated construction. Lehi Medical, LLC has purchased 5 acres of land and has approval from the city to construct two 36,000 sq ft Class "A" medical towers across from the pediatric hospital.

The largest Pediatric and ENT groups have signed 7-10 year leases to occupy 24,000 sq ft with an additional 6,000 sq ft also rented out pre-construction. The goal is to have both buildings completely leased at their time of completion along with all tenant improvements.

Property Details:

- Located in Lehi, Utah County, Utah
- 72,000 sq ft Collective Professional Office



Rider's Station

The pleasant city of Saratoga Springs, UT is located about 24 miles northwest of Provo and 17 miles north of Orem where more than 73,000 students are enrolled between BYU and UVU Universities.

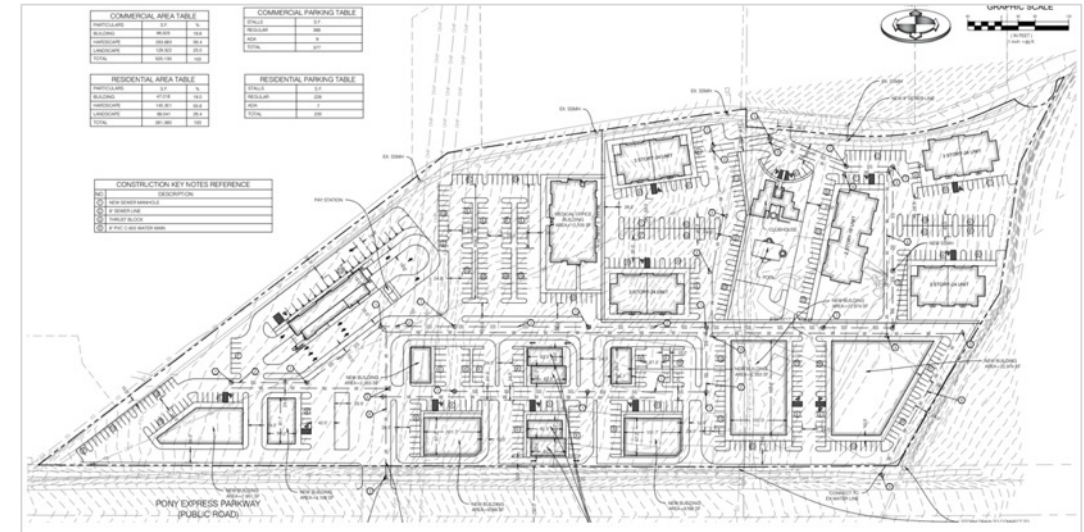
Between 2000 and 2010, the city of Saratoga Springs had the fastest growth rate in the state of Utah at a staggering 1,672.8%. That growth has continued even further as the city has skyrocketed from only 18,060 residents in 2010 to the current Saratoga Spring population of 37,751. And with a shockingly low median age of 22 years old, this area is perfect for young parents with growing families.

Saratoga Springs is centered in Northern Utah County which is the state's second largest county with more 1,150,000 people and 27.7 percent increase in population in the last 10 years adding more than 155,000 people.

Rider's Station, LLC has purchased 18 acres and is seeking approval from Saratoga Planning Commission to develop 122 residential units and 88,000 square feet of neighborhood commercial with complete community amenities such as sport courts, pavilion, BBQ areas, trails, clubhouses, pools, and much more.

Property Details:

- Located in Saratoga Springs, Utah County, Utah
- 112 Residential Units
- 88,000 sg ft Commercial / Retail / Office



Rillisante Villas

St. George is a lovely, modern city, and well positioned in Southern Utah near the Arizona border. Its latitude and elevation allow for a favorable climate, with relatively warm winters compared to the rest of Utah.

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Rillisante Villas, LLC has purchased 24 acres and has approval from the city of St. George to develop 206 units; 3 apartment buildings each housing 44 units and 62 townhome style condos with complete community amenities such as sport courts, pool, and club house.

Property Details:

- Located in St George, Washington County, Utah
- 206 Unit Master Planned Community
- Complete Community Amenities



Rockville Apartments

In Cedar City, there's no excuse to have nothing to do. There are plenty of things to experience thanks to nearby ski resorts, a national forest, great national parks, and a superb arts scene. From festivals and cuisine to hoodoos and wilderness, this city is sure to give an unforgettable way of life to anyone living there.

Cedar City is about 250 miles south of Salt Lake City, 58 miles north of Zion National Park, and 75 miles west of Bryce Canyon National Park. It is also home to the world-renowned Shakespeare festival and Southern Utah University where more than 12,500 students attend.

Southern Utah University had the largest year-to-year enrollment growth of any public university in Utah, according to new data released by the Utah System of Higher Education. Even with the impact of COVID-19, SUU grew 12.1% from week 3 of the Fall 2019 semester to the same time in 2020. SUU also led the state in overall student growth, adding 1,358 students since last fall. SUU has 12,582 students, the largest number in the university's history.

Rockville Apartments, LLC has purchased 3 acres and has approval from the city of Cedar City to develop 72 units of apartment housing.

Property Details:

- Located in Cedar City, Iron County, Utah
- 72 Units
- Multi-Family / Apartments



Rosalia Ridge

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Rosalia Ridge, LLC has purchased 11 acres and has approval from the city of St. George to develop 47 units of single-family housing. The community is part of the Divario master plan and enjoys the convenience and amenities found there.

Property Details:

- Located in St. George, Washington County, Utah
- 47 Unit Subdivision
- Single Family



Swiss Haven

Swiss Haven Homes, LLC is a 6-acre land parcel that was purchased in January 2021 as Covid-19 had impacted the ability of hospitality owners to acquire unique opportunities. This project is nestled adjacent to the Zermatt Resort in the charming Swiss-themed town of Midway, Utah. The property includes rights to the use of all resort amenities. It is strategically located near both Park City and Deer Valley ski resorts.

Amenities nearby include:

- Soldier Hollow Nordic Center
- Golf Course
- Scuba Diving Facility
- Mountain Biking
- Hiking Trails
- ATV Trails, rental and guided tours
- National Parks
- Fishing
- Boating
- Ice Skating
- Downhill and Cross Country Skiing
- Winter Tubing

In some aspects Midway represents a more complete year-round resort destination than its neighbors in Park City and Deer Valley. Homes in the Midway Market cannot compete with this resort for overnight Airbnb or VRBO stays.

Property Details:

- Located in Midway, Wasatch County, Utah
- 22 Units – 2800-3400 sq ft
- Nightly Rentals

