

# OFFERING SUMMARY



# CHERRY CREEK VILLAGE

A DEVELOPMENT BY SIGNATURE COMPANIES

OMAHA, NEBRASKA



CONFIDENTIAL – NOT FOR DISTRIBUTION

# Cherry Creek Village I



We are pleased to present **Cherry Creek Village I, LLC** ("**Cherry Creek Village**," the "**Offering**"), a new multi-family development in Omaha, Nebraska. This development is expected to be the first phase of a 48-acre multi-phase residential neighborhood with future planned phases including additional townhome-style and traditional multi-family unit types. Cherry Creek Village I is slated to bring 203 new apartment units near the intersection of Potter Street and Highway 133 (Blair High Road). The property will feature five 3-story buildings, a clubhouse and pool area, and 16 detached garage spaces.

Residents will have the flexibility to choose among diverse floorplans, with options for many different unit types. All residents will be able to enjoy the property's attractive amenity package, including the clubhouse, fitness facility and pool area. The clubhouse will also include high-end features like a coffee bar, gaming area and golf simulator attracting year-round use by residents.

**Location:** Near the intersection of Potter Street and Highway 133 (Blair High Rd.), Omaha, Nebraska, 68122  
**Project Cost:** Estimated to be \$30,000,000  
**Completion Date:** First units expected to open late 2025  
**Project Capital:** \$10,000,000  
**Property Ownership:** Owned 100% by Cherry Creek Village I, LLC  
**Number of Units:** 203

Three-Story Apartments:	Unit Type	Square Feet	Number of Units	Estimated Rent
	Studio	464	50	\$1,000/mo.
	1 Bed, 1 Bath	603–734	38	\$1,145 –\$1,165/mo.
	2 Bed, 2 Bath	907–917	91	\$1,515/mo.
	3 Bed, 2 Bath	1,243	24	\$1,870/mo.
	<b>TOTAL</b>		<b>203</b>	
	Detached Garages		16	\$125/mo.

**Unit Amenities:** Unit interior finishes include in-unit washer/dryer, central heating and A/C, ceiling fans, 9' ceilings, contemporary finishes, modern floorplans, and most units feature a patio or balcony.

**Shared Amenities:** Cherry Creek Village I will have an appealing amenity package including an onsite management office, clubhouse with golf simulator, gaming area, fitness center, Wi-Fi hotspots, gathering and social spaces, and an outdoor pool and patio.

**Financing Assumptions:** Construction loan commitment estimated at \$20,000,000; 7-year term with variable interest rate of SOFR + 2.5%, with a floor of 6.5%, interest-only for 36 months, with a 30-year amortization.

Investors are not required to sign loan guarantees.



The Company's Managing Member is Clint Ackerman, sole owner of **Signature Companies**, a diversified real estate company involved with the development and construction of single family homes, condominiums, townhomes, villas, office buildings, and multifamily communities since 1997. The Offering's management has experience with evaluating real estate opportunities in Sioux Falls, SD, Des Moines, IA and other nearby markets, with minimal experience in Omaha, NE to-date. Management has existing contact networks and business capabilities to take advantage of many of the top real estate investment opportunities.

The Cherry Creek Village I investment will be developed and constructed by Signature Companies and its affiliates. Signature Companies has developed and constructed more than 6,100 units worth more than \$1,300,000,000.

**Ernst Capital** is a real estate investment firm that connects investors with regional real estate. Located in Sioux Falls, SD, Ernst Capital helps the Signature Companies team and others manage more than \$1,000,000,000 in real estate assets in Sioux Falls, Des Moines, and other nearby markets.

Ernst Capital will be the Company Administrator, and will take care of day-to-day company operations, investor statements, and distribution payments.

Ernst Capital has partnered with investors to invest more than \$250,000,000 into 37 private offerings.

Cherry Creek Village I, LLC will be the fifteenth offering involving Ernst Capital and Signature Companies.

## OFFERING TERMS

<b>The Offering</b>	Cherry Creek Village I, LLC
<b>Managing Member</b>	Clint Ackerman
<b>Company Administrator</b>	Ernst Capital
<b>Investment Strategy</b>	Develop a planned 203-unit multi-family real estate investment in Omaha, Nebraska
<b>Offering Amount</b>	\$10,000,000 in Class A Membership Units offered to Accredited Investors only <sup>1</sup>
<b>Class A Priority Distribution</b>	7%
<b>Class A Unit Price</b>	\$100,000 per unit
<b>Minimum Investment</b>	Partial Units in \$25,000 increments may be accepted at the discretion of the Managing Member
<b>Upfront Capital</b>	Subscriptions will require 100% of the capital upfront
<b>Expected Investment Period</b>	7-12 years expected hold period

## HOW OPERATING CASH FLOWS ARE DISTRIBUTED:

1. Members receive an 7% cumulative priority return.
2. 70% to Class A Members collectively and 30% to the Class B Members collectively.

## HOW CAPITAL TRANSACTION PROCEEDS ARE DISTRIBUTED:

1. Members receive any unpaid 7% cumulative priority return.
2. Members receive an amount equal to their adjusted capital contributions.
3. Class B Members receive deferred development fees of up to \$2.3MM
4. 70% to Class A Members collectively and 30% to the Class B Members collectively.

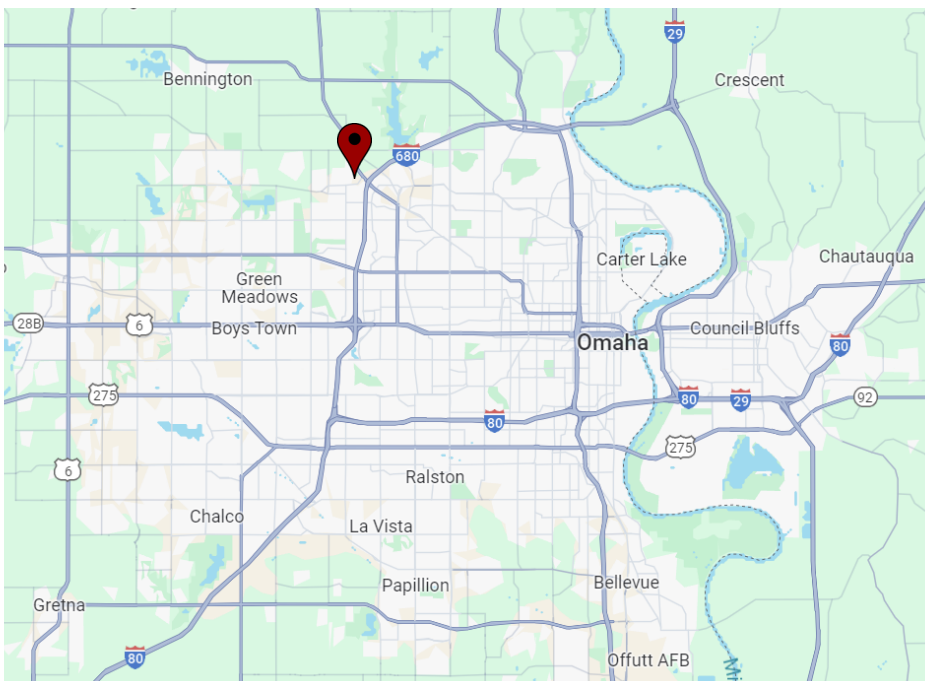
# SITE OVERVIEW

Cherry Creek Village is located near the intersection of Potter Street and Highway 133 (Blair High Road) in Omaha, Nebraska.

The development has convenient access to the Greater Omaha metro area, just west of Exit 6 on Interstate 680, that connects through the western side of the metro area. Highway 133 runs adjacent to the site, and features outstanding visibility and access, with more than 33,000 vehicles per day traveling along and through the area.

The property is located within minutes of convenient shopping including Wal-Mart, Hy-Vee Grocery, CVS, Walgreen's, Hobby Town, Tractor Supply, GameStop, Dollar Tree, Verizon, Casey's and Murphy USA convenience stores, and more.

The property has hospitality options just across 103rd Street, including a Holiday Inn Express & Suites and a Fairfield Inn & Suites Hotels, and many choices for nearby dining including Starbucks, Jimmy John's, Dunkin' Donuts, Burger King, Legends Patio Grill and Bar, Zesto Ice Cream & Grill, Villagio Pizzeria, Mangia Italiana, Tasty Thai, and more.



<sup>(1)</sup> *Cherry Creek Village I, LLC is a Direct Participation Program and is offered to sophisticated, accredited investors only. This type of investment is not suitable for all investors and may have substantial risk. Individual accredited investors have either a net worth of \$1 million (excluding the value of your primary residence), net income of \$200,000 for the last two years and the expectation of receiving the same income during the current year for single investors, or net income of \$300,000 over the same time period for married investors. Investments in real estate are highly illiquid and therefore investments in the Company should be considered illiquid.*

*Signature Companies is used in connection with several entities owned and controlled by Clint Ackerman including Signature Real Estate and Development Services, LLC, Signature Companies of Iowa, LLC and Signature Construction, LLC. Ernst Capital is used in connection with several entities owned and controlled by Todd Ernst, Nick Gates, and Chris Daugaard including Ernst Capital Group, LLC, Ernst Capital Securities, LLC, Ernst Capital Real Estate Holdings, LLC, and Ernst Capital Holdings, LLC. Signature Ernst Holdings, LLC is an entity owned by Clint Ackerman, Todd Ernst, Nick Gates, and Chris Daugaard. Our **Managing Member** is Clint Ackerman. The Managing Member will control the Company's day-to-day operations, subject to certain approvals required of our Class B Members. Our **Class B Members** are Clint Ackerman, and Ernst Capital Real Estate Holdings, LLC.*

*This summary is for the purpose of soliciting interest in a proposed offering and is not an offer to sell securities. All information herein is subject to change. The offering will be made through a Private Placement Memorandum, which will contain details of the offering including a discussion of risk factors. An investment decision should be made only after a careful review of the Private Placement Memorandum.*

Securities offered through Ernst Capital Securities, LLC. Member FINRA/SIPC.

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