



CHERRY CREEK VILLAGE II

OMAHA, NEBRASKA

OFFERING SUMMARY

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. If an offering is made it will be 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, as supplemented.

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

The above photo is for illustrative purposes and does not represent an investment property that will be pursued by the Fund.

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CHERRY CREEK VILLAGE II OVERVIEW

We are pleased to present the **Cherry Creek Village II, LLC** (“Cherry Creek Village II” or the “Fund”). The Fund was formed to pool investment capital for an apartment complex in Omaha, Nebraska (“Cherry Creek Village II Apartments”); and developing or purchasing real estate property investments including properties not yet developed or constructed. The Fund intends to invest primarily in Omaha, Nebraska. However, it may pursue other investments in areas besides Omaha, if the Fund’s management believes sufficient opportunity exists and the investment meets the Fund’s investment criteria. The Fund’s management has experience with evaluating real estate opportunities in the Omaha market, as well as existing contact networks and business capabilities to take advantage of many of the top real estate investment opportunities.



The Fund’s Managing Member is Clint Ackerman, sole owner of **Signature Companies**, a diversified company involved with the development and construction of single family homes, condominiums, townhomes, villas, office buildings, and multifamily communities since 1998. The Fund’s management has experience with evaluating real estate opportunities located primarily in Sioux Falls, South Dakota, Des Moines, Iowa, and Omaha, Nebraska to take advantage of many of the top real estate investment opportunities.



Ernst Capital is a South Dakota-based real estate investment firm, connecting investors with quality real estate projects. Ernst Capital has partnered with investors to invest more than \$300 million into 43 private offerings. Located in Sioux Falls, Ernst Capital helps the Signature Companies team and others manage more than \$1 billion in real estate assets. Ernst Capital will be the Fund Administrator, and will take care of investor statements, distribution payments, and day-to-day operations.

PROVEN EXPERIENCE

Signature Companies and Ernst Capital Group have been working together since 2009, in markets across the Midwest including Sioux Falls, Rapid City, Des Moines, Lincoln, and Omaha. Cherry Creek Village II will be the twentieth offering involving Ernst Capital and Signature Companies, and more than \$190 million of investor capital has been committed to these regional investments.

MULTI-FAMILY



Signature Companies has developed more than 7,000 multi-family units valued at over \$1.46 billion dollars.

Developments: West Briar, South Harmony, Whispering Woods, Diamond Field, West 26th Street Commons, West Pointe, The Commons, West 41st Street, Waukee Commons, Whisper Ridge, Willows Edge, Aspen Heights, Blue Ridge, The Overture on Cliff, Creekside, Willows East, Willows South, Brookside Village, Shepherd Hills, The Yukon at Benson, Cherry Creek and more.

COMMERCIAL



More than 320,000 square feet of office and retail space has been developed and built by Signature Companies, valued at over \$53 million dollars.

Developments: Oxford Estates, Brooks Crossing, Dakota Crossing, Garden Estates, Diamond Valley, Creekside Place, Willows Edge, Blue Ridge, Stadium Crossing, Majestic Village, McGee Farms, Prairie Village, Whisper Ridge East, and more.

SINGLE-FAMILY



More than 3,000 owner-occupied residential properties have been built by Signature Companies, valued at over \$620 million dollars.

Developments: Oxford Estates, Aspen Heights, Whispering Woods, Whisper Ridge South, Whisper Ridge East, Diamond Field Estates, Harmony Estates, West Pointe Estates, Majestic Meadows, Galway Village, Willows Edge, Creekside Place, Destination Village, McGee Farms, Majestic Village, and more.

OFFERING TERMS

The Fund	Cherry Creek Village II, LLC
Managing Member	Clint Ackerman
Fund Administrator	Ernst Capital Group, LLC
Investment Strategy	Develop or purchase income-producing real estate property investments primarily in Omaha, Nebraska
Minimum Offering Amount	\$4,700,000 in Class A Membership Units offered to Accredited Investors only ²
Maximum Fund Size	\$20,000,000 in Class A Membership Units offered to Accredited Investors only ²
Class A Priority Distribution	7%
Class A Unit Price	\$100,000 per unit
Minimum Investment	Partial Units may be accepted at the discretion of the Managing Member.
Capital Calls	Investors must agree to contribute the remaining portion of their commitment within 30 days of the call.
Upfront Capital (1st Stage)	The initial \$4,700,000 in subscriptions will require 100% of the capital upfront.
Upfront Capital (2nd Stage)	Subscriptions accepted after the initial \$4,700,000 is raised will require at least 20% of capital upfront.
Expected Investment Period	7-12 years expected hold period for fund assets
Expected Accrual Period	Class A Priority Return expected to accrue for approximately three (3) years before beginning monthly cash distributions. Accrual is not expected to be caught up completely once distributions begin.

HOW OPERATING CASH FLOWS ARE DISTRIBUTED:

7%

1. Class A Members receive a 7% cumulative priority return.

70/30

2. 70% to Class A Members collectively and 30% to the Class B Members collectively.

HOW CAPITAL TRANSACTION PROCEEDS ARE DISTRIBUTED:

7%

1. Class A Members receive any unpaid 7% cumulative priority return.

Return Capital

2. Members receive an amount equal to their adjusted capital contributions.

70/30

3. 70% to Class A Members collectively and 30% to the Class B Members collectively.

\$100,000 INVESTMENT EXAMPLE

Over the 7-12 year expected investment period, the Fund's objective is to pay monthly distributions of approximately 7% per annum and preserve and return investors' original capital investment.

10 years of 7%:	\$ 70,000
Initial Investment Returned:	\$100,000
Total:	\$170,000

Plus: additional fund objectives are to build equity through principal payments and potential asset appreciation, increase the net operating income of the Fund's assets over time, and allocate the allowable passive tax losses.

While the Managing Member will work toward accomplishing these objectives, there can be no assurances or guarantees that they will be met given the uncertainties of the Fund's future operations.

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The properties and pictures represented in this brochure are for illustrative purposes and will not necessarily be investments made by Cherry Creek Village II, LLC. The statements contained herein are based upon specific assumptions discussed more fully in the Private Placement Memorandum.

⁽¹⁾ *The Fund was formed for the purpose of pooling investment capital for: (i) Cherry Creek Village II Apartments, LLC; and (ii) developing or purchasing other real estate property investments located primarily in Omaha, Nebraska. There is no guarantee that the Fund will purchase or develop the identified project. Our **Managing Member** is Clint Ackerman. The Managing Member will control the Fund's day-to-day operations, subject to certain approvals required of our Class B Members. Our **Class B Members** are Clint Ackerman, Todd Ernst, Nick Gates, and Chris Daugaard.*

⁽²⁾ *The Cherry Creek Village II, 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), 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 joint income of \$300,000 over the same time period for members of the same household. Investments in real estate are highly illiquid and therefore investments in the Fund 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, Signature Aviation, LLC, and Signature Construction, LLC. The Managing Member of the Fund is Clint Ackerman.

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, Ernst Commercial Real Estate, LLC, and Ernst Capital Holdings, LLC.

*Securities offered through Ernst Capital Securities, LLC. Member FINRA/SIPC.
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CHERRY CREEK VILLAGE II APARTMENTS

New Development | Omaha, NE



Cherry Creek Village II Apartments, LLC ("Cherry Creek Village II Apartments," "Project") is the second phase of a 48-acre multi-family residential neighborhood and is expected to bring an additional 102 new apartments near the intersection of Potter Street and Highway 133 (Blair High Road) in Omaha, Nebraska. Primary access to the Project is provided by Interstate 680 and Nebraska Highway 133.

The first phase of Cherry Creek Village (owned by Cherry Creek Village I, LLC) began construction in 2024 and consists of 203 apartment units that features five 3-story buildings, a clubhouse and pool area, and 16 detached garage spaces.

The Project is on approximately 4.8 acres and is intended to have three buildings consisting of two 51-unit buildings, one 18-unit garage along with one 16-unit carport. The Project will also include an attached clubhouse with fitness center. The Project will include 24 studio units, 24 one-bedroom units, 42 two-bedroom units and 12 three-bedroom units. Residents will have the flexibility to choose among diverse floorplans, with options for many different unit types.

Location:	Located near the intersection of Potter Street and Hwy 133, Omaha, Nebraska
Project Cost:	Estimated at \$16,850,000
Completion Date:	Estimated to open in the fall of 2027
Project Capital:	Up to \$4,700,000
Property Ownership:	Cherry Creek Village II Apartments, LLC will be owned 100% by Cherry Creek Village II, LLC
Number of Units:	102

Three-Story Apartments:	Unit Type	Square Feet	Number of Units	Estimated Rent
	Studio	464	24	\$1,000/mo.
	1 Bed, 1 Bath	603–734	24	\$1,145 –\$1,165/mo.
	2 Bed, 2 Bath	907–917	42	\$1,515/mo.
	3 Bed, 2 Bath	1,243	12	\$1,870/mo.
	TOTAL		102	
	Detached Garages		18	\$125/mo.
	Car Ports		16	\$65/mo.

Unit Amenities:	Unit interior finishes include in-unit washer/dryer, central heating and A/C, ceiling fans, contemporary finishes, modern floorplans, and 1-, 2-, and 3-bedroom units feature a patio or deck.
Shared Amenities:	The attached clubhouse will be located on the north side of the Project and features a fitness center, rental office and lobby. We are evaluating a potential amenity sharing arrangement with Cherry Creek Village I.
Financing Assumptions:	Construction loan commitment estimated at \$10,850,000; 6-year term with variable interest rate of SOFR + 2.30%, interest-only for 36 months, with a 30-year amortization. Investors are not required to sign loan guarantees.

CHERRY CREEK VILLAGE II APARTMENTS

Site Information

Cherry Creek Village II Apartments are 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 by Marriott, 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.

