



November 18, 2019

Heather Soelberg, City Clerk
City of Cascade
105 S. Main
Cascade, ID 83611

Subject: The River District Market Absorption

As additional clarification for the project we have provided an analysis of how the project will come online, and an anticipated build out of the site. The first phase of the development consists of 260 residential units and 12 commercial lots. It is anticipated that this site will be approved late 2019 or early 2020, design will take approximately 2-3 months, with plan approval taking approximately 2-3 months. Construction would begin early to mid summer 2020. The site construction would take approximately 4-6 months, thus recording the first phase in early 2021. There are 208 multifamily units, 43 townhouse units, 9 cottage lots, and 12 commercial lots in phase one. The following is an anticipated absorption rate with the unit type for the first phase:

1. Single Family Cottage Lots (9): These would all be absorbed first year 2021 and built on.
2. Townhouse lots (43): roughly half would be absorbed 2021 with the remainder absorbed 2022.
3. Multifamily Units (208): it is assumed that these will be build in approximately 3 phases of approximately 70 units per phase, which equates to full buildout by 2023.
4. Commercial Units (12): this use will be one of the last uses developed in the project and is the more difficult to project absorption. That said, one could predict potentially two of the commercial lots within the first five years, 2026, and full buildout 2046. This will be the last to build out in the entire development.

Phase two final plat would be submitted upon substantial absorption of phase one, and that is anticipated to be submitted in late 2023 or early 2024. Assuming the final plat and construction drawings are approved by early summer, and construction completed late 2024, lots would become available in early 2025. There are 48 multifamily units and 48 single family homes in phase two. The following is an anticipated absorption rate for phase two:

1. Multifamily Units (48): all 48 would be completed in 2025.
2. Single Family Units (48): it is assumed that it will take approximately four years for abortion, with final completion in late 2029.

Assuming that the final plat for phase three is submitted late 2029, lot construction would again begin in early summer with site construction finishing late that year with lots

coming on late spring 2030. There are 15 estate lots within this third phase of development. The following is an absorption rate of those lots:

1. Single Family River lots (15): due to the nature of the price of these lots it is assumed that these lots will take approximately 2 years to be absorbed. The lots would be absorbed by 2032, but it will be likely that market demand for more estate lots, so phase four would begin in 2031.

Phase four is proposed to be submitted in late 2031 with construction and final plat recordation in late 2032, and lots becoming available to construct on in early summer of 2033. There are 39 single family lots within phase four. The following is the absorption rate for phase 4:

1. Single Family Estate lots (39): it will take approximately three year for absorption of this phase with final build out in 2036.

Phase five is proposed to be submitted in late 2034 with construction and final plat recordation in late 2035, and lots becoming available to construct on in early summer of 2036. There are 28 single family lots within phase five. The following is the absorption rate for phase five:

1. Single Family Estate lots (28): two years with full buildout 2038.

Our intention is to provide a projection based on current market conditions and apply them to a higher end project then project the market absorption on this site. Many factors went into the projection including site location, product type, market demand, and Valley County economic forecasts. If there are any question or additional clarification needed, please do not hesitate to call me at (208) 871-7020, and I would be happy to discuss or provide additional information for them.

Sincerely,
A Team Land Consultants



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