

The Residences at Soaring Ranch



Soaring Ranch Phase 2 Project Details

- Two New Buildings
 - By JMA Holdings LLC with Dahlin Group Architects & Huff Construction
 - Four Story Residential – 84,046 SF
 - 86 Multi-Family Apartments with Studio's, 1BR, 2BR and 3BR units.
 - 14 of the units reserved for low-income occupancy.
 - One Story Retail – 23,166 SF
 - Coffee Shop
 - Health & Wellness
 - Two additional Restaurants
 - Retail & Professional Services
 - Phase 1 Adjacent to Phase 2 with:
 - Raley's O-N-E Market
 - Mountain Hardware & Sports
 - Truckee Brewing Company Restaurant
 - Mountain Valley Massage
 - Rakkan Ramen Restaurant
 - Martis Valley Massage
 - Dlux Window Coverings
 - Images Salon
- Ground Breaking May 2026
- Completion 2nd Quarter 2028
- Phase 3 with 112 Apartments Expected to Break Ground in 2028

Studios, 1-, 2- and 3-Bedroom Units



- Studios
 - 575 sf
 - 11 units
- 1 Bedroom
 - 645 sf
 - 30 units
- 2 Bedroom
 - 980 sf
 - 41 units
- 3 Bedroom
 - 1,240 sf
 - 4 units

Market Rates for Apartment Leases

- **Market Rates: 72 Apartments**
 - Studio – 9 Units
 - \$2,400
 - 1 Bedroom – 26 Units
 - \$2,800
 - 2 Bedroom – 34 units
 - \$3,750
 - 3 Bedroom – 3 units
 - \$4,600



Master Leasing Contracts Rates

- **3 Year Commitments:**

- Studios
 - \$2,040 vs \$2,400
- 1 Bedrooms
 - \$2,380 vs \$2,800
- 2 Bedrooms
 - \$3,188 vs \$3,750
- 3 Bedrooms
 - \$3,910 vs \$4,600

- **5 Year Commitments:**

- Studios
 - \$1,920 vs \$2,400
- 1 Bedroom
 - \$2,240 vs \$2,800
- 2 Bedroom – 7 units
 - \$3,000 vs \$3,750
- 3 Bedroom
 - \$3,680 vs \$4,600



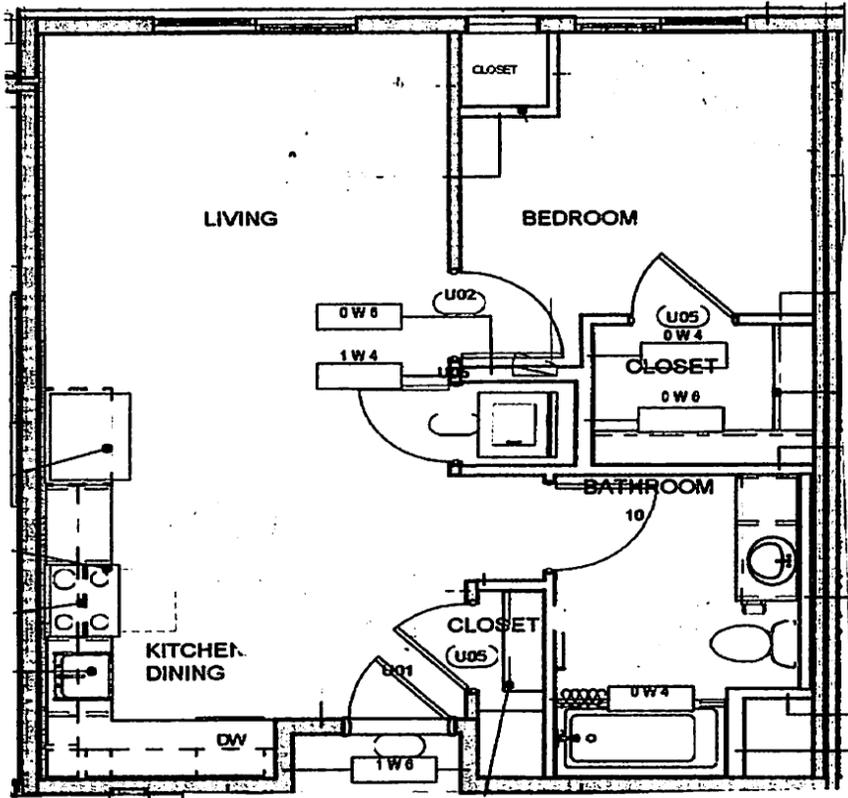
Affordable Rates for Apartment Leases

- **14 Apartments Available for Low Income Occupancy - 80% of AMI. Lease Rates Calculated at 30% of Monthly AMI.**
- **2026 Nevada County Area Median Income (AMI) at 80% to Qualify for Occupancy:**
 - **Households with:**
 - Single Occupancy Max Income = \$69,800
 - Double Occupancy Max Income - \$79,750
 - Triple Occupancy Max Income = \$89,700
 - Quadruple Occupancy Max Income = \$99,700
 - Quintuple Occupancy Max Income = \$107,650
 - Sextuple Occupancy Max Income = \$115,650
- **Affordable Lease Rates: ** (Using 60% of AMI)**
 - **Studio – 2 Units Available**
 - \$1,108 Single Occupancy – Max Income \$69,800
 - **1 Bedroom – 4 Units Available**
 - \$1,108 Single Occupancy – Max Income \$69,800
 - \$1,295 Double Occupancy – Max Income \$79,750
 - **2 Bedroom – 7 units Available**
 - \$1,295 Double Occupancy – Max Income \$79,750
 - \$1,449 Triple Occupancy – Max Income \$89,700
 - **3 Bedroom – unit Available**
 - \$1,636 Quadruple Occupancy – Max Income \$99,700
 - \$1,751 Quintuple Occupancy – Max Income \$107,650
 - \$1,901 Sextuple Occupancy – Max Income \$115,650

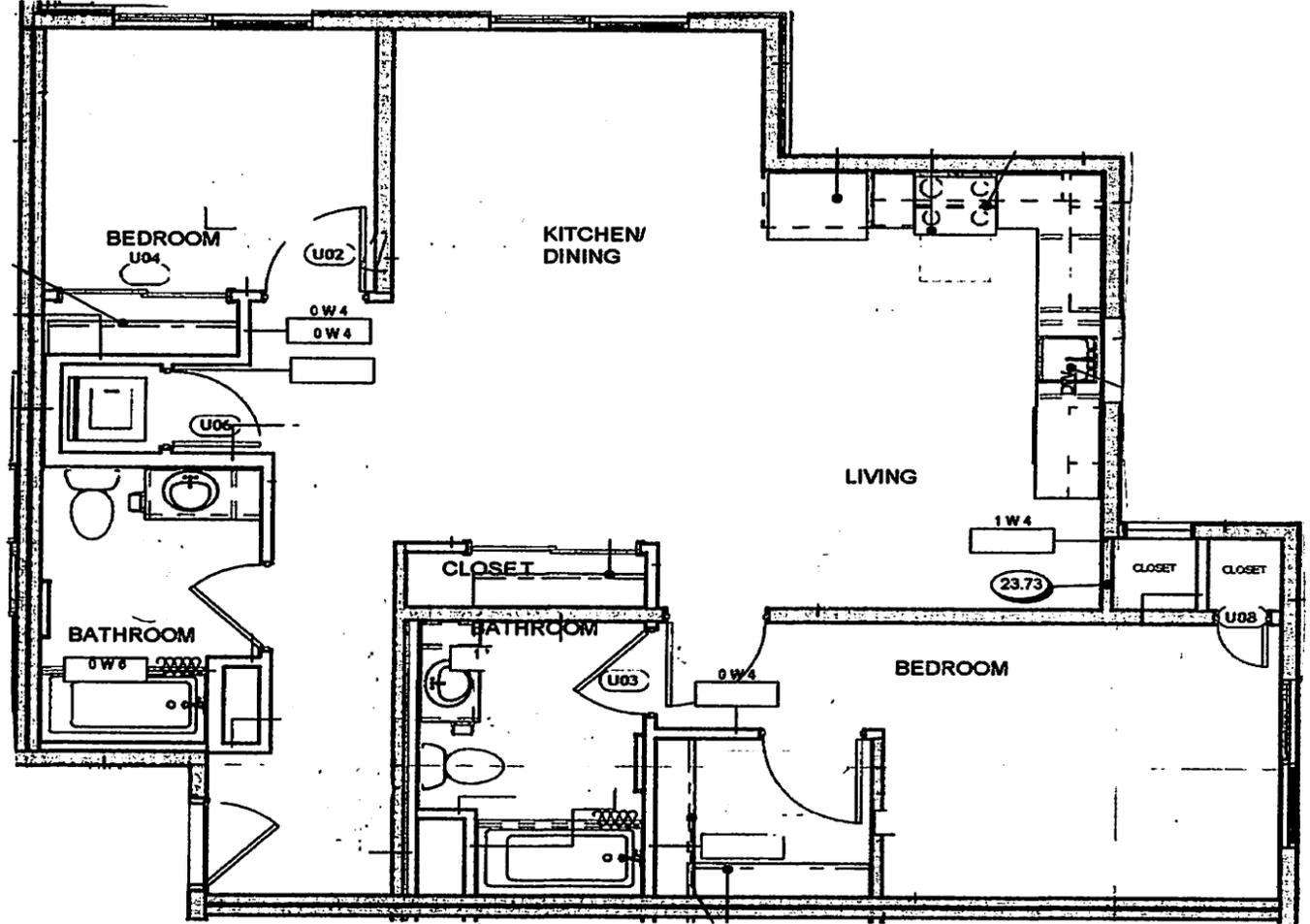
**Utility Allowances Included in all Lease Rate Calculations



One- and Two-Bedroom Apartments



1 BEDROOM



2 BEDROOM

Aerial View of Soaring Ranch Phases 1, 2 and 3

