



SILVER CLIFFS





Welcome to
SILVER CLIFFS
Modern Living Amidst Nature

A modern development in the beautiful landscapes of Leeds, Utah. This project combines luxurious living with the stunning natural surroundings. Silver Cliffs offers modern architecture and high-end amenities, alongside exciting outdoor activities like mountain biking, ATV riding, hiking, golfing, and enjoying the nearby lakes. Our goal is to create a community that embraces both modern comforts and the beauty of nature.



Secured Loan Offering

10 Acres (6.77 Buildable) | 36 Buildable Lots | \$1.5M Loan

1.5M Secured Loan

- 5% origination fee at closing
- 12% APR, interest-only
- Target Funding: October 24, 2025
- First lien position

Collateral

- Executed builder LOI
- 10 acres (6.77 buildable acres)
- Zoning approvals secured prior to closing
- 'As Is' Value: 2.5M (60% LTV)
- 'As Improved' Value: 5.58M (27% LTV)

Use of Proceeds

- \$740k to refinance seller note
- \$760k for horizontal development & working capital

Project Scope

- 36 finished single-family lots in Silver Cliffs master-planned community
- Target delivery: June 2026
- Lots pre sold under builder LOI



Development Location (1 of 2)

Silver Cliffs is located in Leeds, Utah, at the northern gateway to the St. George market. Positioned directly along Interstate 15, the community offers seamless connectivity to both regional job centers and world-class recreation. Residents are just 15 minutes from downtown St. George and Utah Tech University, seven minutes from Quail Creek and Sand Hollow State Parks, and only 35 minutes from Zion National Park. For broader access, Brian Head Ski Resort is within 90 minutes and Las Vegas is just a two-hour drive. This prime location combines small-town charm with proximity to one of the fastest-growing markets in the nation, delivering both convenience and lifestyle appeal.



Regional draws include:

- **Utah Tech University** – 12.5K students
- **Southern Utah University** – 14.3K students
- **Sand Hollow State Park** – 1.3M annual visitors
- **Zion National Park** – 4.5M annual visitors
- **Bryce Canyon National Park** – 2.5M annual visitors
- **Grand Canyon North Rim** – 300K annual visitors
- **Brian Head Ski Resort** – 500K annual visitors

Proximity to both strong job centers and nationally renowned attractions makes the project uniquely positioned to capture residential demand and long-term growth.



Development Location (2 of 2)



Silver Cliffs is a premier master-planned community at the gateway to Southern Utah in Leeds. Surrounded by BLM land with sweeping views of red rock cliffs and Pine Valley Mountain, it combines natural beauty, outdoor recreation, and modern community design.

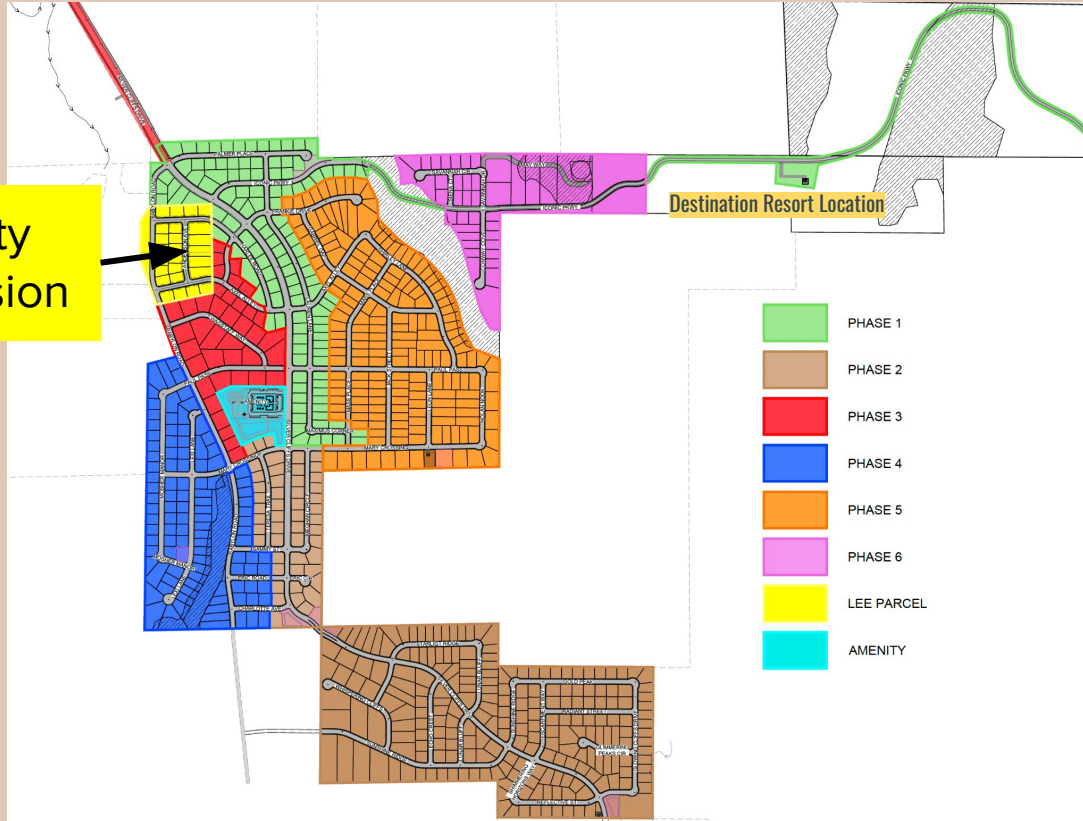
The master plan blends residential, commercial, and resort uses into walkable neighborhoods with parks, trails, and open space. Residents enjoy direct access to mountain biking, hiking, and the Virgin River—while being only 17 minutes from St. George, 7 minutes from Quail Creek State Park, and 35 minutes from Zion National Park.

This rare location delivers both convenience and adventure, offering an unmatched lifestyle in one of the fastest-growing regions in the country.



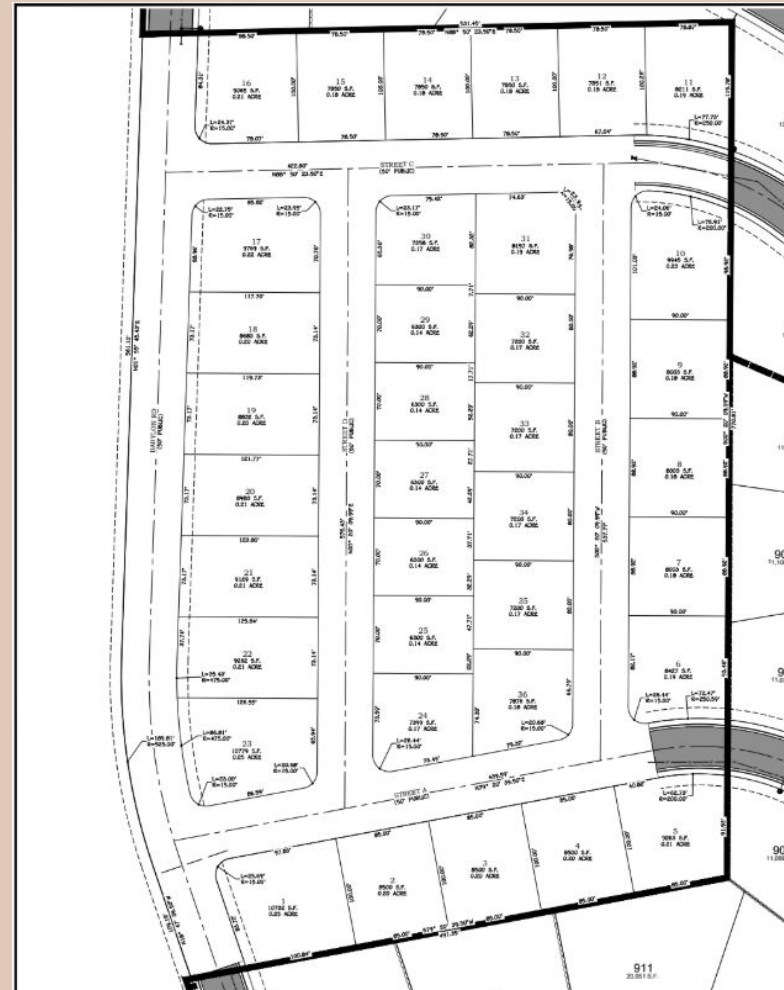
A rural-inspired residential village with single-family homes, estate lots, preserved open space, and a destination resort.

10 Acre Property
36 Lot Subdivision



10-Acre Property – Silver Cliffs

- Located within the Silver Cliffs master-planned community with an average lot size of 0.19 Acres.
- Engineering Firm: American Land Consulting – working side by side with us on design, planning, and entitlements
- Currently in the **Zone Change** process to secure full approvals for excavation and development
- County staff have collaborated closely to ensure the plan blends with surrounding community needs
- **Key Dates:**
 - Planning Commission - October 14, 2025
 - County Commission - October 21, 2025
- Construction Start: Immediately after approvals and CDs
- Target Delivery: Fully finished, buildable lots by end of June 2026



Project Summary

- **Location:** Washington County, UT (Leeds)
- **Type:** Single Family Residential Subdivision
- **Acres:** 10 (6.77 Acres Buildable)
- **Buildable Lots:** 36
- **Average Lot Size:** .19 Acres

High-Level Total Project Financials

● Inflow from Lot Sales	5,580,000
● Outflow	
○ Land Cost	1,040,000
○ Loan Fees & Interest	300,000
○ Hard Cost	1,796,202
○ Soft Cost	176,000
○ Cost of Sale	231,570
● Total Outflow	3,543,772
● Net Profit	2,036,228
● Net Profit Margin	36.49%

Executive Summary

Vital Lands is pleased to present **Silver Cliffs Annex, a boutique 36-lot subdivision** located within the larger Silver Cliffs master-planned community at the gateway to Southern Utah. Positioned in Leeds, just minutes from St. George and Zion National Park, this project offers a unique investment opportunity to transform 10 acres of raw land into highly desirable, buildable residential lots with strong market demand and attractive returns.

Entitlement Status: Currently in the zone change process with full approvals anticipated in October 2025, enabling excavation, construction, and delivery of finished lots by June 2026.

Key Features

- **Premier Location:** Nestled within the Silver Cliffs master plan, surrounded by red rock cliffs, Pine Valley Mountain, and immediate access to world-class outdoor recreation.
- **Targeted Scale:** 36 buildable lots designed to complement the surrounding community and meet growing demand for quality housing in Southern Utah.
- **Clear Exit Strategy:** Investor receives \$1.5M return of capital plus interest immediately at lot sales per the Builder LOI.

Why Invest

Southern Utah continues to rank among the fastest-growing housing markets in the nation, driven by population inflows, recreational appeal, and limited supply of finished lots. With its strategic location, experienced manager, and secured capital structure, Silver Cliffs Annex represents a rare opportunity to invest in a high-growth community with a clearly defined exit and strong downside protection.

Join us in bringing Silver Cliffs Annex to life - a project where natural beauty, thoughtful planning, and investor confidence intersect.

Detailed Project Cost Breakdown

Total Project Costs			
Costs	Total Units	\$ per Unit	Aggregated Cost
Debt / Land Costs			
Land Cost	1	750,000	1,040,000
Origination Fee to Lender	8%	1,500,000	120,000
Interest Only Payment	12%	1,500,000	180,000
Total Debt / Land Costs	36	37,222	1,340,000
Hard Costs			
Sewer and water	36	30,000	1,080,000
Gas and Power	36	6,000	216,000
Communications	36	4,000	144,000
Street Lights and Participation in Off Site	36	3,000	108,000
Mass Grading	1	70,200	70,200
Construction Contingency	11%	1,618,200	178,002
Total Hard Costs	36	49,895	1,796,202
Soft Costs			
Engineering & Environmental	36	2,000	72,000
Holding Cost and Working Capital	1	104,000	104,000
Total Soft Cost	36	4,889	176,000
Cost of Sale			
	4%	5,580,000	231,570
Totals Project Costs	36	98,438	3,543,772



10 Acre Property
36 Lot Subdivision



10 Acre Property
36 Lot Subdivision

Image Looking North

Community Center



10 Acre Property
36 Lot Subdivision

Image Looking South West

Community Center



10 Acre Property
36 Lot Subdivision

Image Looking East



About Vital Lands

Vital Lands is a Southern Utah–based real estate development firm specializing in large-scale land development, public infrastructure financing, and construction management. With over 25 years of experience and deep roots in Washington County, we bring the expertise and relationships needed to deliver transformative projects from concept to completion.

Track Record & Scale

- **700+ acres** of active developments under management in Southern Utah
- **\$1.1B+ in bond funding** secured across the past four years
- **\$100M+ in brokerage transactions** closed, leveraging strong builder and market relationships

Key Strengths

- **Comprehensive Expertise:** Entitlement management, public-private partnerships, and government relations
- **Construction Excellence:** In-house GC and third-generation excavation leadership ensure efficiency and cost control
- **Market Leadership:** Deep brokerage experience and builder partnerships drive absorption and maximize value
- **Community Commitment:** Lifelong residents focused on sustainable growth and attainable housing solutions

Our Approach

We combine thoughtful planning, fiscal responsibility, and execution discipline to deliver long-term value for both investors and communities. For this development, Vital Lands oversees every phase - entitlement, design, construction, and lot delivery - ensuring seamless execution and investor confidence.

Vital Lands Team



Paul Morris
Chief Executive Officer



Michael Wagstaff
President



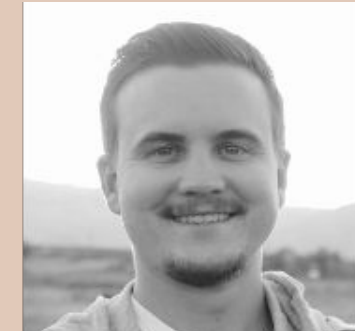
Jared Mosher
Director of Development



Brecken Anderson
Chief Operating Officer



Davis Anderson
Vice President



Palmer Morris
Director of Construction





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