Attachment A

Hillside Estates
Letter of Intent

Turn The Paige Homes wishes to purchase said property to create a subdivision consisting of single-family, low-to-moderate income housing and open market "workforce" housing. Each phase of construction will focus on low-to-moderate income and workforce sale prices ranging from $165,000 to $260,000. A total of 27 homes will be constructed following final site-plan and rezoning approval. Turn The Paige Homes commits to selling at least 51% of the constructed units to households at or below 80% of the median family income (MFI) if the City completes required infrastructure to ensure the affordability of the units.

The new subdivision will tackle the growing need and demand in Council Bluffs for brand new homes in this price range. These new houses will be modern, energy efficient, and aesthetically pleasing while still maintaining the design integrity of the surrounding neighborhoods. We strongly believe this subdivision will be a welcomed extension of the Franklin Heights area.

Hillside Estates
LMI versus OPEN MARKET

The LMI homes will be very attractive and have similar exteriors to the OPEN MARKET houses. Simply put, the LMI homes will be smaller on the inside but just as impressive on the outside. The *curb appeal* will remain fluid throughout the development. The increase in price from LMI to OPEN MARKET is a result of three characteristics: basements, interior finishes, and square footage; all of which will not affect the exterior aesthetics. Furthermore, there will be covenants for the subdivision to maintain the integrity of the neighborhood, as well as our vision as the developer. The subdivision will not be a "cookie cutter" site plan. We will have over 10 floor plans to choose from ranging from ranches, two stories, slabs and basements. Hillside Estates will have a diverse array of houses resulting in a cozy, but modern subdivision.

Hillside Estates
Standard Finishes and Upgrades

Standard finishes in our LMI and OPEN MARKET homes will include some/all of the following:

--Stainless steel appliance package (including french door refrigerator)
--LVP flooring (luxury vinyl plank)
--Granite countertops in bathrooms
--Tile surround package for master bathrooms
--9' ceilings to enhance our open floor plans
--Walk-in closet in master bedroom
--Laundry on the main or second floor
--Finished trim and cabinet package

Optional finish upgrades available to the buyer will include all of the following:

--Additional exterior stone percentage
--Garage heater and insulation
--Gas stoves
--Sod and sprinkler system
--Additional LVP flooring throughout
--Granite countertop package in kitchen
--Privacy fence
--Finished basement package