



Ladera

LADERA LIVING 55+ COMMUNITIES

LaderaLiving.com

| LaderaTexas.com

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LADERA LIVING 55+ COMMUNITIES

2020, 2022 & 2024 MCSAM AWARDS

Active Adult Home
of the Year

Best Architectural Design
-Active Adult

Best Interior Merchandising
-Active Adult

Builder Neighborhood
of the Year

Customer Service/Warranty
Professional of the Year



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LADERA LIVING 55+ COMMUNITIES

Approx. 168 Single Family Homes

Over 2 miles of Walking Trails

Amenities Include

- The HUB
- Resort Style Pool
- Pickleball Courts



LADERA-WYLIE / RENDERED DEVELOPMENT PLAN

City of Wylie, Collin County, Texas





LADERA LIVING 55+ COMMUNITIES

MORE LOCATIONS IN DFW THAN ANY OTHER ACTIVE ADULT BRAND

Size
Green Space
Density
Home Designs
Home Pricing
Restrictions
Progress

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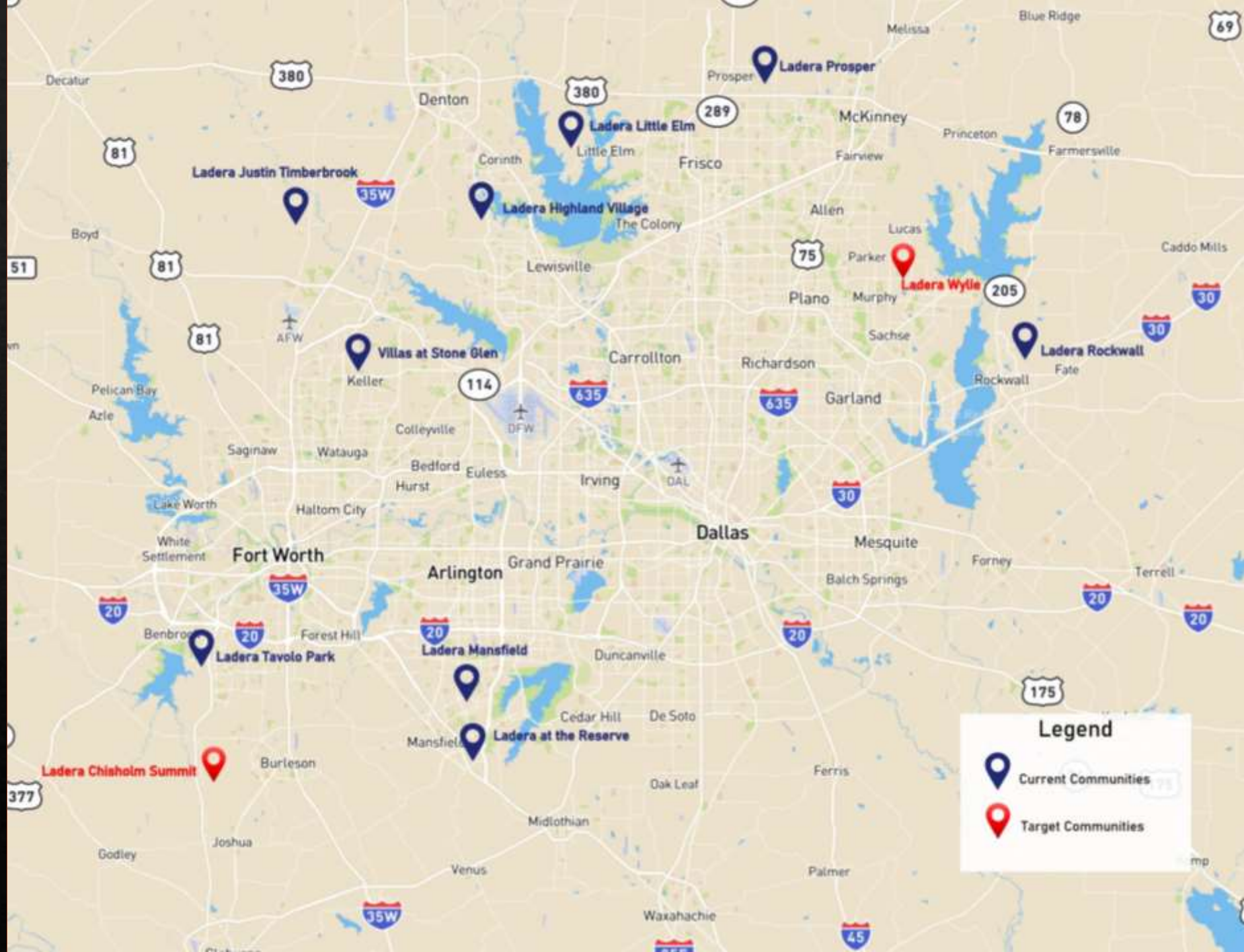
Ladera Keller	Ladera Mansfield	Ladera Highland Village	Ladera Rockwall	Ladera Tavolo Park	Ladera at the Reserve
20 Acres 115 Homes	35.5 Acres 186 Homes	28 Acres 102 Homes	38 acres 122 Homes	40 Acres 186 Homes	33.4 Acres 159 Homes
23%	31%	45%	47%	40%	42%
5.87 / Acre	5.2 / Acre	3.8 / Acre	3.2 / Acre	4.6 / Acre	4.78 / Acre
11 Designs 30 Elevations	15 Designs 60 Elevations	13 Designs 52 Elevations	15 Designs 60 Elevations	15 Designs 60 Elevations	15 Designs 60 Elevations
\$260k-\$400k+	\$270k-\$400k+	\$270k-\$400k+	\$270k-\$400k+	\$\$385-\$600k+	\$385-\$600k+
Age Restricted	Age Restricted	Age Restricted	Age Restricted	Age Restricted	Age Restricted
Sold out in 3 years	Sold out in 3.9 years	Sold out in 2.9 years	Sold Out	Construction Started Approx. 50% Sold	Construction Started Approx. 40% Sold

Ladera Prosper	Ladera Little Elm	Ladera Justin Timberbrook	<i>PROPOSED Chisholm Summit</i>	<i>PROPOSED Wylie</i>
61.28 Acres 245 Homes	57.92 Acres 263 Homes	28.76 Acres 157 Homes	<i>30 Acres 160 Homes</i>	<i>47 Acres 168 Homes</i>
38%	35%	28.8%	<i>>20%</i>	<i>29%</i>
4.00 / Acre	4.71 / Acre	4.82 / Acre	<i>5.34 / Acre</i>	<i>3.55 / Acre</i>
16 Designs 63 Elevations	16 Designs 63 Elevations	16 Designs 63 Elevations	<i>16 Designs 63 Elevations</i>	<i>16 Designs 63 Elevations</i>
\$360k-\$500k+	\$385k-\$600k+	\$320k-\$500k+	<i>\$350k-\$500k+</i>	<i>\$385k-\$600k+</i>
Age Restricted	Age Restricted	Age Restricted	<i>Age Restricted</i>	<i>Age Restricted</i>
Construction Started Approx. 20% Sold	Construction Started Approx. 10% Sold	Development Starting Q1-2024	<i>Proposed</i>	<i>Proposed</i>

Gold Quality Customer Satisfaction Score of

LADERA LIVING 55+ COMMUNITIES

More Locations
in Dallas-Fort Worth
Than Any Other
Active Adult Brand





LADERA LIVING 55+ COMMUNITIES

SINGULARLY FOCUSED ON ACTIVE ADULTS

Active Adults Want

Low Maintenance

- True “lock-and-leave” – green space and home exteriors maintained/managed by COA-Condo Owners Association

Smaller, No-Compromise Homes

- 16 varied floor plans
- High-end kitchen with large, open living areas
- Extensive interior/exterior customization options

Green Space without Backyards

- Each home has a well-appointed private courtyard. Community has significantly more common green space

Active Lifestyle Amenities

- Amenities and activities solely focused on Active Adults
- Activity Center “The HUB” – Exercise facility, kitchen, gathering space
- Outdoor amenities: Pool, Pickle Ball, Firepit, Putting Green, Dog Park
- Fitness & walking trails throughout the community
- The “Shack”- Additional amenity building for activities & gatherings

Safety & Security

- Typically a gated community with security cameras

To Stay in a Community near Friends, Family, & Grandkids

- Infill community marketed locally to retain long-time citizens
- Locations near shopping, restaurants, & healthcare



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Total Wylie Households
(HH)

23,385
ESRI, 2023

Wylie Under 55 HH

15,949
ESRI, 2023

Wylie 55+ HH

7,436
ESRI, 2023

55+ HH Planning to Move,
Nationwide

41%
Freddie Mac, 2020

55+ HH Planning to Move

3,048
Est. (7,436 x 41%)

55+ HH Moving,
Wylie

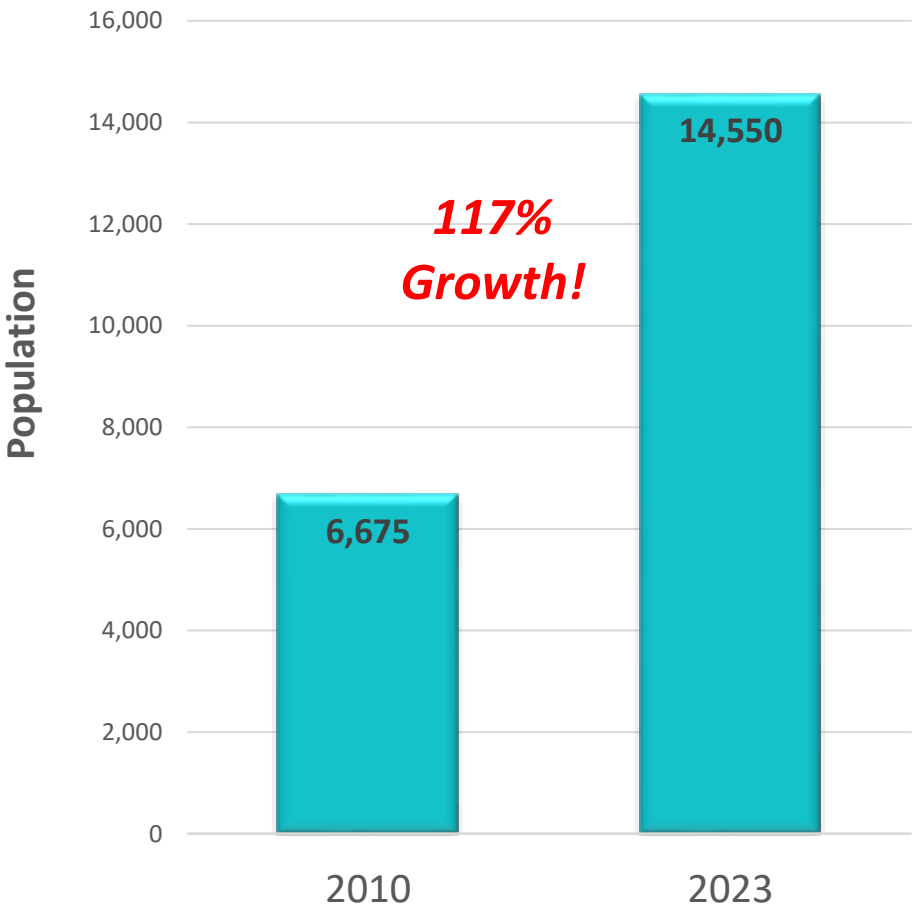
5.5%
168 Proposed Homes ÷ 3,048 Planning to Move

All Wylie 55+ HH

2.2%
168 Proposed Homes ÷ 7,436 Wylie 55+ HH

THE NEED FOR 55+ HOUSING IN WYLIE

Wylie Population Growth Rates, 55+
(2010-2023 ESRI)





LADERA LIVING 55+ COMMUNITIES

CONDOMINIUM COMMUNITY &
BENEFITS

Stricter Regulations Under Texas
Condominium Association Law

- State of Texas, Ch. 82, Uniform Condominium Act, provides stricter governance vs HOA:
 - Control is relinquished from Developer to COA Board at 75% occupancy

Reserve Funding & Management
Ensure Long-Term
Neighborhood Value

- 50 Year Reserve Study established for guidance of COA
- Initial contribution at each home closing ensures strong base of funding
- COA maintains all exterior grounds and exterior of each home
- COA maintains all common area Amenities; The HUB, Pool, Pickle Ball Courts, Shack, other Amenities, Gate/Fencing, etc.
- COA maintains all streets, since streets are private

COA Enforces Regulations

- All by-laws and regulations of the COA are monitored and enforced by COA Board and Management Company
- COA enforces Age Restriction with Annual Age Census

Fees Seen as Good Value by
Owners

- Typical Monthly Dues \$315
- Owners perceive good value due to savings on insurance, lawn/landscaping care, pool/amenities maintenance, home maintenance

Established Success with COA
Communities

- Ladera has successfully implemented 9 communities in DFW with this format.
- Epcon Communities of Columbus, OH, our Franchise Partner has used this model for over 25 years & 25,000 homes

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Fencing Around Homes

Privacy fencing used
between homes that back
up to viewpoints

Wrought Iron is used for
visibility

Access gate at the front
and rear



The picture to the left shows where Privacy fence is used between homes that back up to viewpoints, also showing how the Wrought Iron fence is used for visibility to the same areas.

The picture to the right shows the front fencing detail, which all have an access gate at the front and rear. This also shows how the rear privacy fence is part of these homes, which “back up” to other homes.



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Tavolo Park

The HUB



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The HUB Amenities – Resort Style Pool Area



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The HUB Amenities – Resort Style Pool Area



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The HUB Amenities – Resort Style Pool Area



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The HUB
Amenities –
Resort Style
Pool Area



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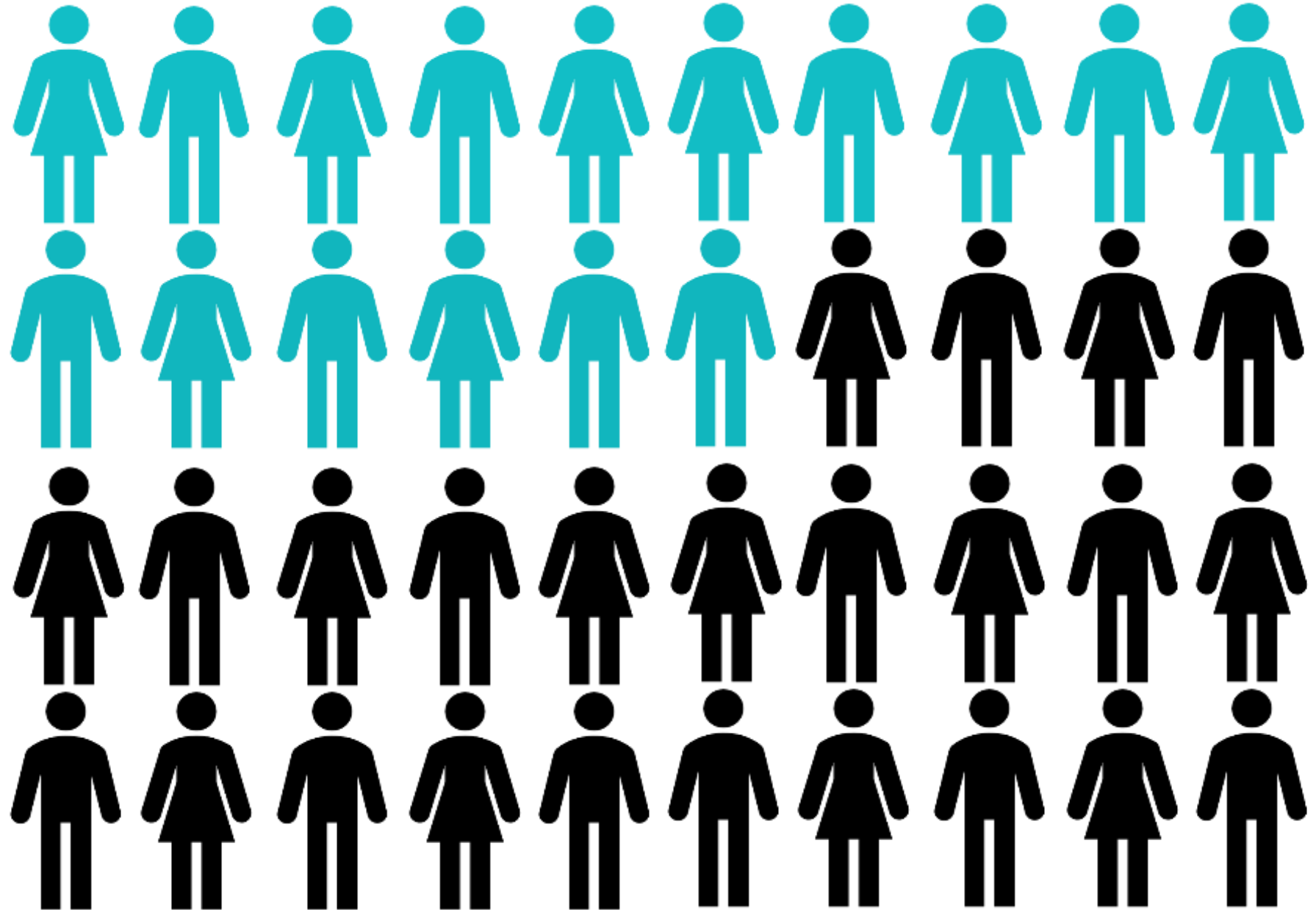
Ladera Singles

On Average 35% of
Homebuyers are
Single

Average Home
Price – Pre-
Pandemic
\$356,764

Average Home
Price – Post
Pandemic
\$421,262

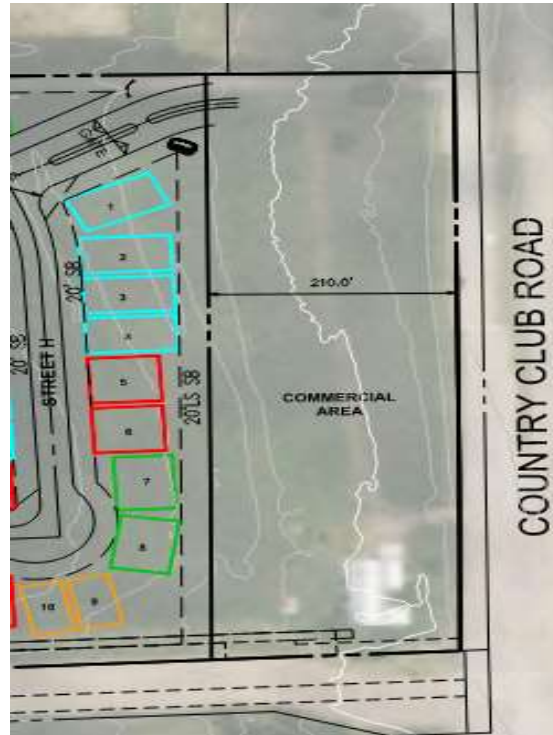
More Than 700
Homes Built for





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Proposed Ladera
Wylie Commercial
Land
vs
Residential Land
Property Tax
Valuation



Midblock Commercial Area ~3.0 acs

Commercial Land Value \$6.50/sf	\$ 849,420
~8,500sf Bldg/ac 25,500sf @ \$250/sf	\$6,375,000

TOTAL VALUATION	\$7,224,420*
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*Timing on Commercial no less than 2 years and more realistically 3-6 years or longer before activation

LADERA WYLIE PROPERTY TAX COMPARISON



Additional 20 Single Family Homes

20 SF Homes @ \$473,000 or	\$9,460,000
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\$ TOTAL VALUATION	\$9,460,000**
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** These 20 Homes will be built in Phase 1



LADERA LIVING 55+ COMMUNITIES

Potential Tax
Impact
of Ladera Wylie

Ladera Wylie
Taxable Basis

Property
Taxes
Generated

LADERA WYLIE FINANCIAL IMPACT

Homes	168
Tax Value / Home	\$473,000
Less Homestead Exemption	\$(47,300)
Less Over 65 Exemption	\$(10,000)
Net Tax Value / Home	\$415,700
Total Net Taxable Value	\$69,837,600

	2021 Tax Rate per \$100	Ladera Wylie Tax Revenue
City of Wylie	\$0.562	\$392,487
Wylie ISD	\$1.397	\$975,631
Collin County	\$0.170	\$118,724
Collin College	\$0.080	\$55,870



LADERA LIVING 55+ COMMUNITIES

Community Impact
of Ladera Wylie

City
Services
Impact

Traffic
Impact

Schools
Impact

LADERA WYLIE TO COMMUNITY

	Single Family	Ladera Wylie	Ladera Wylie Reduction
Homes	100	168	
Acres	47.37	47.37	
Density	3.50	3.55	
People / Home	3.50	1.64	
People / Acre	7.4	5.8	-21%
Total Population	350	276	-74
Cars / Home	2.9	1.40	
Trips / Day / Home	10.10	4.90	
Trips / Day / Acre	21.3	17.4	-18%
Students / Home	1.36	0	
Students Total Development	136	0	

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Ladera Tavolo Park Model Home



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Ladera Mansfield Reserve Model Home



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Even
Fido!



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Our Mission

To provide quality, lifestyle-rich homes in a lock-&-leave vibrant community for Active Adults, 55 & over.



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INTEGRITY GROUP

Developing & Building Dreams