



## FAQ Sheet

### **1. Who is Areté Collective?**

Areté Collective is a vertically integrated development and design firm based in Salt Lake City, Utah. Bringing together leaders across master planning, architecture, interior design, marketing, and financial management, Areté builds on its decades of development experience to bring the highest level of excellence to community placemaking. For more information, please visit [arete-collective.com](http://arete-collective.com).

### **2. Describe the financial strength of the project.**

Areté Collective has an established partnership with Dell Loy Hansen and the Wasatch Group, which manages several billion dollars on a discretionary basis in diverse industries, including residential and commercial real estate, energy, technology, life science, consumer products, and venture capital. Areté and Wasatch have formed a joint venture for the development of Thomas Ranch, which includes Loraloma, where Areté manages the day-to-day development operations and Wasatch provides advisory services and access to capital. This relationship also spans multiple states and projects.

### **3. How does Loraloma relate to Thomas Ranch?**

Loraloma is a private residential community and golf club located within Thomas Ranch.

Loraloma's amenities, which include offerings within Limestone Gulch, the riverfront park, and the clubhouse, will be private to Loraloma residents. The David McLay-Kidd golf course will be accessible to guests of the upcoming 5-star boutique hotel at Thomas Ranch, with Loraloma residents receiving preferred tee times and access.

### **4. What is a Founder's lot?**

A Founder's lot is a homesite purchased during Loraloma's Founder's Offering early sales program. Founders receive benefits and preferred pricing, only available during this unique program. Additionally, purchasing a Founder's lot provides first access to upcoming real estate offerings within Loraloma.

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**5. What is the timing for the delivery of the first cottages and homes?**

Infrastructure will be available to service the lots by early summer 2024, at which time residential construction may begin. Cottage and home delivery will be approximately 11 to 14 months after construction begins on a residence.

**6. When will the golf course be open for play?**

The David McLay-Kidd course broke ground in October 2023 and is scheduled to be completed in late 2024 for select play, with a full opening by Spring 2025.

**7. Is there a detailed delivery schedule of all amenities, including each amenity in Limestone Gulch?**

Groundbreaking will occur for select amenities with the commencement of residential construction in 2024.

<b>Projected Completion Date</b>	<b>Amenity</b>
Summer 2025	Golf course open for full play, and Limestone Gulch swimming hole, fishing ponds, and comfort station amenities
Winter 2025	Golf comfort stations on holes #2 and #9 and first phase of the Golf Clubhouse Campus, which includes pro-shop, restaurant, grab-n-go café, and a sales lounge
Fall 2026	Limestone Gulch Fieldhouse including dance hall, tap room, fitness center, and amphitheater
Spring 2029	Riverfront Park
Summer 2029	Clubhouse and spa campus

**8. Where is the water for Thomas Ranch coming from?**

The Lower Colorado River Authority will provide Thomas Ranch with surface water (versus groundwater). In addition, a water treatment plant will be built on the property to convert raw water to potable water to service all residences and business operations within Thomas Ranch.

**9. What types of architecture will be offered for residences at Loraloma?**

Areté Homes, the residential offerings curated by our award-winning, in-house architecture and design firm, Denton House Design Studio, are comprised of



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cottages, villas, and estates. The residences range from three to five bedrooms and approximately 2,800 to 7,500 square feet. Buyers may choose a “modern” or “timeless” style for a villa or estate, with many semi-custom options available.

**10. Are there services offered to design and furnish my home?**

In addition to the architectural offerings mentioned in FAQ #7, Denton House Design Studio will also provide its full residential interior and exterior design services. For more information, please visit [dentonhouse.com](https://www.dentonhouse.com).

**11. When will the roads inside Thomas Ranch completed?**

The internal club roads providing access to the Founders’ lots will be completed in Q1 2025. These internal roads will initially be accessible from existing county roads. The central spine road, the main access road that goes from State Highway 71 to the South club entrance, is scheduled to be completed by Q1 2026. Construction of additional roads will continue alongside the delivery of residences within Loraloma.

**12. Describe the retail shops, supermarkets, and restaurants planned for Thomas Ranch.**

Thomas Ranch will feature a mix of local and national restaurants and retailers. Both casual and fine dining options will be available. Our retailers will comprise a desirable collection of outfitters designed to meet the needs of the Thomas Ranch community. Additionally, we are currently looking for the most appropriate grocery partner, with options ranging from Texas-based to national grocers. Every restaurant, retailer, and grocery store will be hand-picked to ensure diversity and to complement the Thomas Ranch community.

**13. Will there be healthcare options at Thomas Ranch?**

Areté is currently in discussions with Baylor Scott & White about incorporating a healthcare clinic within Thomas Ranch.

**14. Will there be educational options at Thomas Ranch?**

We are currently in the Marble Falls School District but are discussing expanding public, private, and charter school options.

**15. What are the estimated HOA dues?**



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Loraloma residents will pay dues into the Thomas Ranch HOA. Dues are anticipated to begin around \$7,000 to \$8,400, annually.

**16. What taxes should a buyer be aware of?**

Property taxes will include respective county, Marble Falls ISD, and utility district taxes and are based on the value of the home and tax rate at the time of assessment.

**17. Will golf or social memberships be available for residents outside of Loraloma?**

Currently, no golf or social memberships are available for residents outside of Loraloma. However, the Club reserves the right to offer golf or social memberships outside of Loraloma residents at a later date.

**18. Will the area be a designated International Dark Sky Community?**

Yes. Areté is working with partners and lighting contractors to be an International Dark Sky Community.

**19. Where is Loraloma located?**

Loraloma is a 1,200+ acre gated community within Thomas Ranch – located in the Texas Hill Country, approximately 25 miles west of downtown Austin.

**20. Who are Loraloma's partners?**

Loraloma and Thomas Ranch are owned by a partnership between Areté Collective and the Wasatch Group.

**21. How did Loraloma get its name?**

Meaning “lore of the hills,” the Loraloma name was developed by Areté Collective to symbolize the desire to create a place that allows families to honor the land and its history while creating new stories for future generations.

**22. What is the security plan and presence at Loraloma?**

Loraloma will be a gated community with a 24-hour security patrol.