

1. WHAT IS LORALOMA PRIVATE CLUB & ESTATES?

Loraloma is a private residential club located just 25 miles from downtown Austin. It features an 18-hole golf course designed by David McLay-Kidd, over 2 miles of scenic river frontage, and a variety of world-class amenities. Custom homesites and estate residences crafted by the award-winning Denton House Design Studio are available.

2. HOW DID LORALOMA GET ITS NAME?

The name “Loraloma,” meaning “lore of the hills,” was created by the developer, Areté Collective. It symbolizes a place where families can honor the land and its history while creating new stories for future generations.

3. DESCRIBE THE FINANCIAL STRENGTH OF THE PROJECT.

Areté Collective has established a partnership with Dell Loy Hansen and the Wasatch Group, which manages several billion dollars across diverse industries, including residential and commercial real estate, energy, technology, life sciences, consumer products, and venture capital. Together, Areté and Wasatch have formed a joint venture to develop Thomas Ranch, which includes Loraloma. Areté oversees day-to-day development operations, while Wasatch provides advisory services and access to capital. This relationship also spans multiple states and projects.

4. WHAT IS THE TIMING FOR THE DELIVERY OF THE FIRST RESIDENCES?

Infrastructure will be in place to service selected Burnet County lots by the fourth quarter of 2025, at which point residential construction may begin on the first builds. Homes are expected to be delivered approximately 12 months after construction begins. Future residents can secure their lot today and start planning their dream home.

5. WHEN WILL THE GOLF COURSE BE OPEN FOR PLAY?

The David McLay-Kidd golf course broke ground in Fall 2023 and is scheduled to open for select play in Winter 2025, with a full opening anticipated by Fall 2025.

6. WHERE IS THE WATER FOR LORALOMA COMING FROM?

Loraloma will receive surface water from the Lower Colorado River Authority rather than groundwater. Additionally, a water treatment plant will be built on the property to convert raw water into potable water for all estates within Loraloma. The water supply plan has been fully approved and is designed to support both current residents and future generations.

7. IS THERE A DETAILED DELIVERY SCHEDULE OF ALL AMENITIES, INCLUDING EACH AMENITY IN LIMESTONE GULCH?

Groundbreaking for select amenities will coincide with residential construction, starting in 2024. Below is an outline of projected completion dates for each amenity:

Anticipated Completion Date	Amenity Area
Winter 2025	Golf Course Open for Select Play
Fall 2025	Fishing Shack and Fishing Hole
Fall 2025	Golf Course Open for Full Play; Comfort Station on Hole #2; Limestone Gulch Swimming Hole
Spring 2026	Comfort Station on Hole #9
Winter 2026	<u>Golf House</u> : includes pro-shop, restaurant, grab-n-go café, and a sales lounge <u>Limestone Gulch Fieldhouse</u> : includes dance hall, tap room, fitness center, and amphitheater
Spring 2028	Hilltop Sports Complex
Spring 2029	Riverfront Park
Summer 2029	Clubhouse and Spa Campus

8. WHAT TYPES OF ARCHITECTURE WILL BE OFFERED FOR ESTATES AT LORALOMA?

Residential offerings at Loraloma are curated by our award-winning in-house architecture and design firm, Denton House Design Studio. With over 28 years of experience and numerous accolades, our talented design team creates beautifully appointed, turn-key homes, with a variety of semi-custom options available. Residences range from three to five bedrooms, spanning approximately 2,800 to over 6,000 square feet. Buyers can choose between a “modern” or “timeless” style, along with many semi-custom options.

9. ARE THERE SERVICES OFFERED TO DESIGN AND FURNISH MY HOME?

In addition to architectural services, Denton House Design Studio offers comprehensive residential interior and exterior design services. For more information, we can arrange a meeting with the on-site design team.

10. WHEN WILL THE ROADS INSIDE LORALOMA BE COMPLETED?

The internal roads providing access to our Phase 1 lots will be completed in Q4 2025. Initially, these roads will be accessible from existing county roads. The main spine road, which connects State Highway 71 to the south club entrance, is scheduled for completion by Q1 2026. Construction of additional roads will continue alongside the delivery of residences within Loraloma.

11. HOW DOES LORALOMA RELATE TO THOMAS RANCH?

Loraloma is a private, gated residential club and resort community located within Thomas Ranch. All amenities at Loraloma, including those in Limestone Gulch, the Riverfront Park, and the clubhouse, will be exclusive to Loraloma residents.

12. DESCRIBE THE RETAIL SHOPS, SUPERMARKETS, & RESTAURANTS THAT WILL BE AVAILABLE FOR RESIDENTS OF LORALOMA.

Residents will have access to the upcoming Thomas Ranch master development and its vibrant downtown district, located just minutes away from Loraloma's gates. The downtown area will feature a mix of local and national restaurants and retailers, offering both casual and fine dining options. Our retailers will be carefully selected to meet the needs of the Thomas Ranch community, and we are actively seeking the right grocery partner, with options ranging from Texas-based to national grocers. Every restaurant, retailer, and grocery store will be chosen to ensure diversity and complement the Hill Country community.

13. WILL THERE BE HEALTHCARE OPTIONS AT LORALOMA?

We are currently in discussions with healthcare partners to incorporate a healthcare clinic within Thomas Ranch, along with concierge medicine services for Loraloma residents.

14. WILL THERE BE EDUCATIONAL OPTIONS AT LORALOMA?

Loraloma is currently served by the Marble Falls School District, but we are exploring the expansion of public, private, and charter school options within Thomas Ranch.

15. WHAT ARE THE ESTIMATED HOA DUES?

Residents of Loraloma will pay dues to the Thomas Ranch HOA, which are anticipated to range from \$7,000 to \$8,400 annually.

16. WHAT TAXES SHOULD A BUYER BE AWARE OF?

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

17. WILL GOLF OR SOCIAL MEMBERSHIPS BE AVAILABLE FOR RESIDENTS OUTSIDE OF LORALOMA?

Currently, golf or social memberships are not available for residents outside of Loraloma, and we do not plan to offer such memberships in the future. However, we reserve the right to adjust the membership structure as needed.

18. WILL LORALOMA BE A DESIGNATED INTERNATIONAL DARK SKY COMMUNITY?

Yes, Loraloma is committed to working with partners and lighting contractors to achieve designation as an International Dark Sky Community.

19. WILL THE DAVID MCLAY-KIDD (DMK) COURSE BE CONSIDERED SUSTAINABLE?

The DMK golf course is designed to incorporate new conservation techniques. Portions of the golf course will serve as a nature preserve, and Loraloma will conserve water through low water usage design, rainwater collection, and gray water recycling. The irrigation system will use approximately 20-30% less water than other courses and will eventually rely entirely on effluent water collected from gray water recycling. This process will begin from day one, and by full build-out, Loraloma aims to save 182 million gallons of water annually.

20. WHERE IS LORALOMA LOCATED?

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

21. WHAT IS THE SECURITY PLAN AND PRESENCE AT LORALOMA?

Loraloma will be a gated community with 24-hour security patrols. Our security protocols will be regularly evaluated to ensure the safety and well-being of our residents.

22. WHO IS ARETÉ COLLECTIVE?

Areté Collective is a vertically integrated development and design firm based in Salt Lake City, Utah. Bringing together experts in master planning, architecture, interior design, marketing, and financial management, Arété leverages decades of development experience to elevate community placemaking. For more information, please visit arete-collective.com.