



Announcing the
Summit Eagle



**Workforce Housing
Fund**

Summit Capital Investment Group
Strategic Development & Sovereign Investment Platform



Summit Capital & Summit Eagle Housing Fund

1. Real Estate Development

- Large-scale public land **resort development**
- Luxury development from spas to ski lodging
- Long-term asset appreciation, global appeal, & sovereign investor interest

2. Sustainable Workforce Housing

- Low-impact high-efficiency green development
- Affordable housing designed for essential workers & those most at need

2025 BUDGET RECONCILIATION PACKAGE

Unlocks access to over **250 million acres of federal land** for potential privatization.

Why This Matters

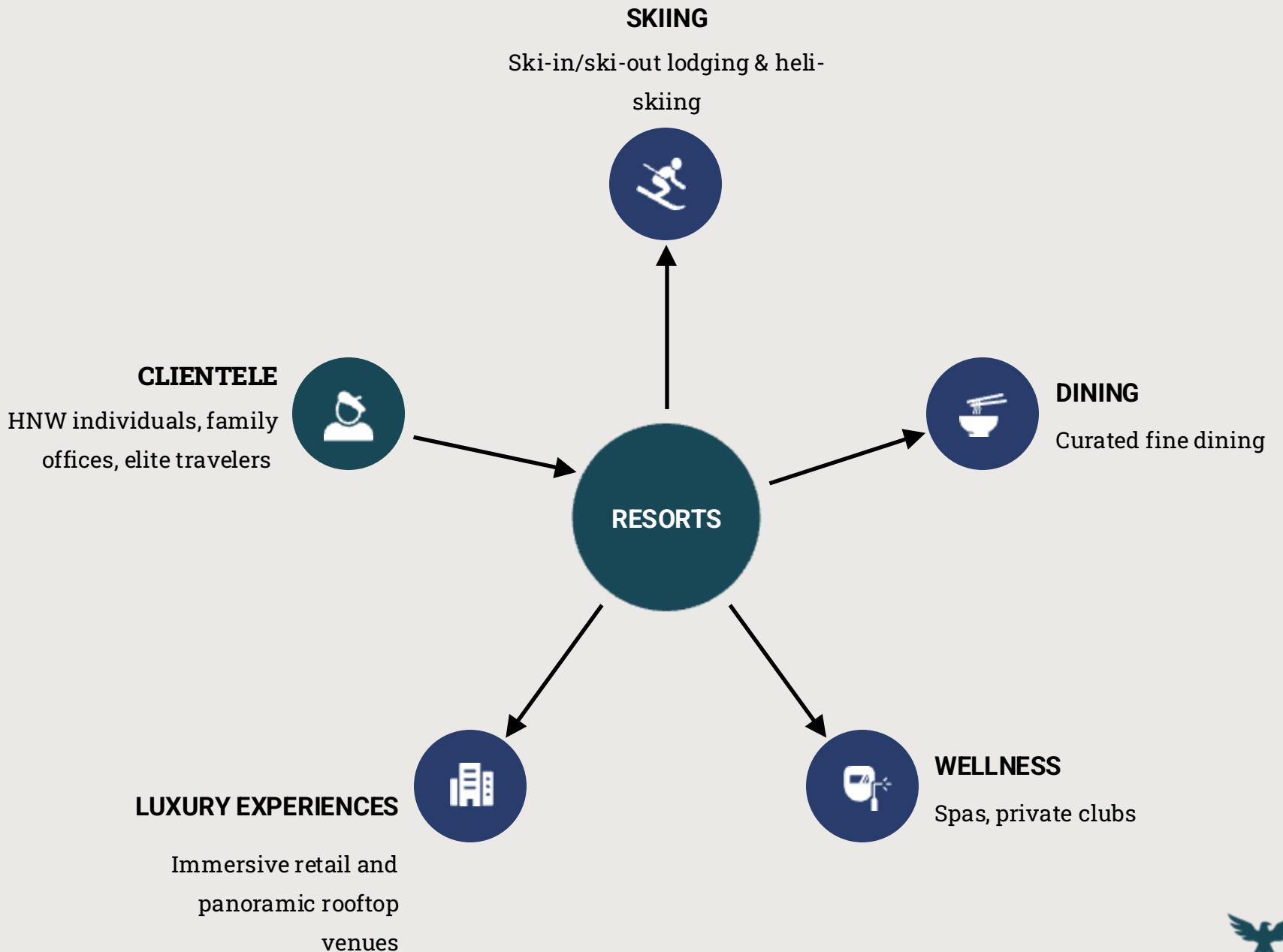
- Unprecedented **land access** from federal legislation
- **Rising demand for luxury alpine destinations**
- **Workforce housing shortages** at crisis levels
- Strong alignment with ESG and impact investment goals



Summit Capital's Resort Development Model

Hospitality portfolio including developments such as

- ❖ Four Seasons Scottsdale
- ❖ Summit Ski Resort
- ❖ EverVail





Sustainable Housing for Colorado's Mountain Towns

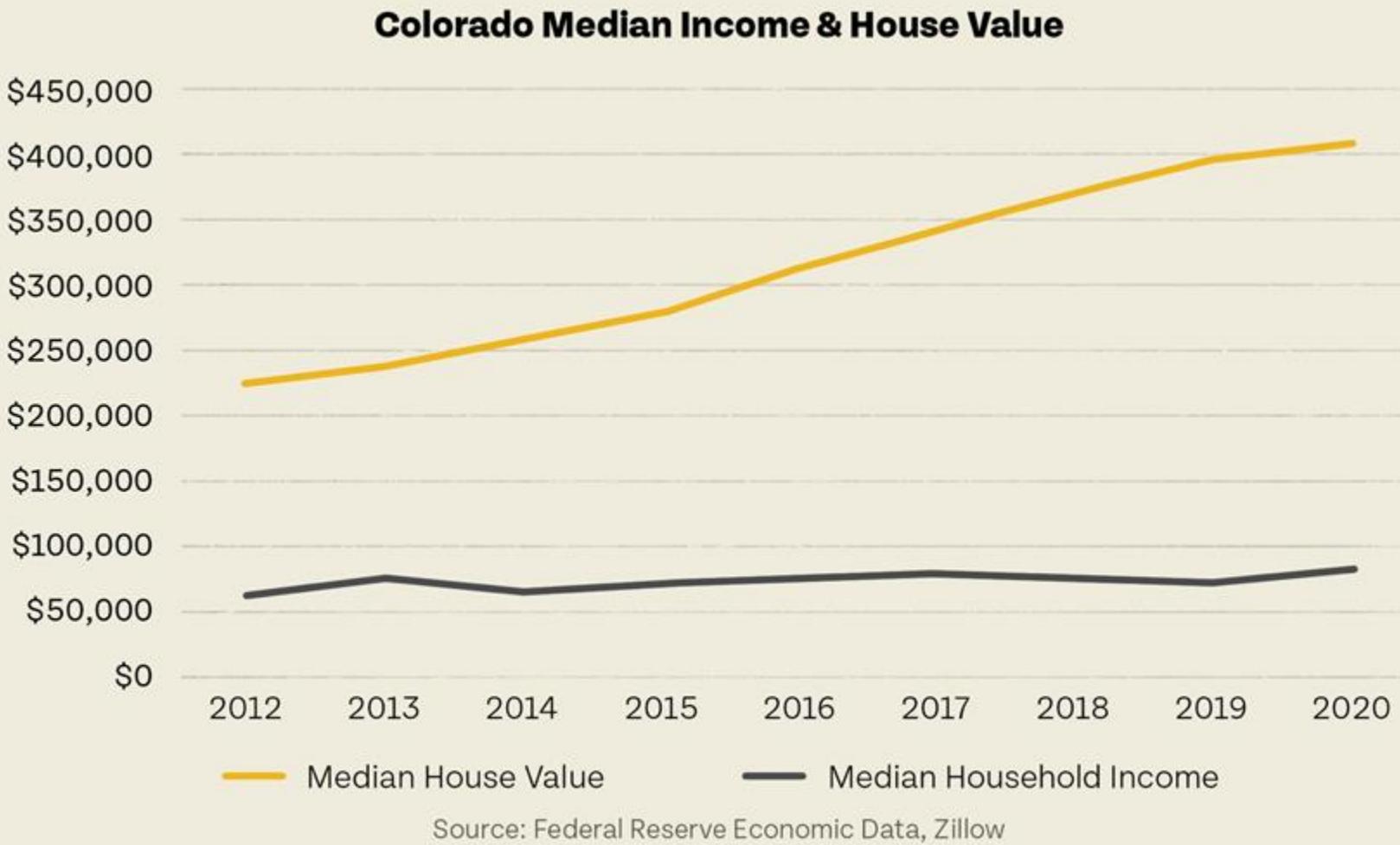
Developing affordable workforce housing integrated with health and wellness along with educational services for Colorado, starting with a pilot project in Vail.

SUMMIT EAGLE WORKFORCE HOUSING FUND

photo from World Atlas



Affordable Housing Crisis in Colorado's Mountain Towns



SURGING HOME PRICES

Average home price in Vail and Breckenridge rose over 40% from 2020 to 2024, with median prices exceeding \$850,000

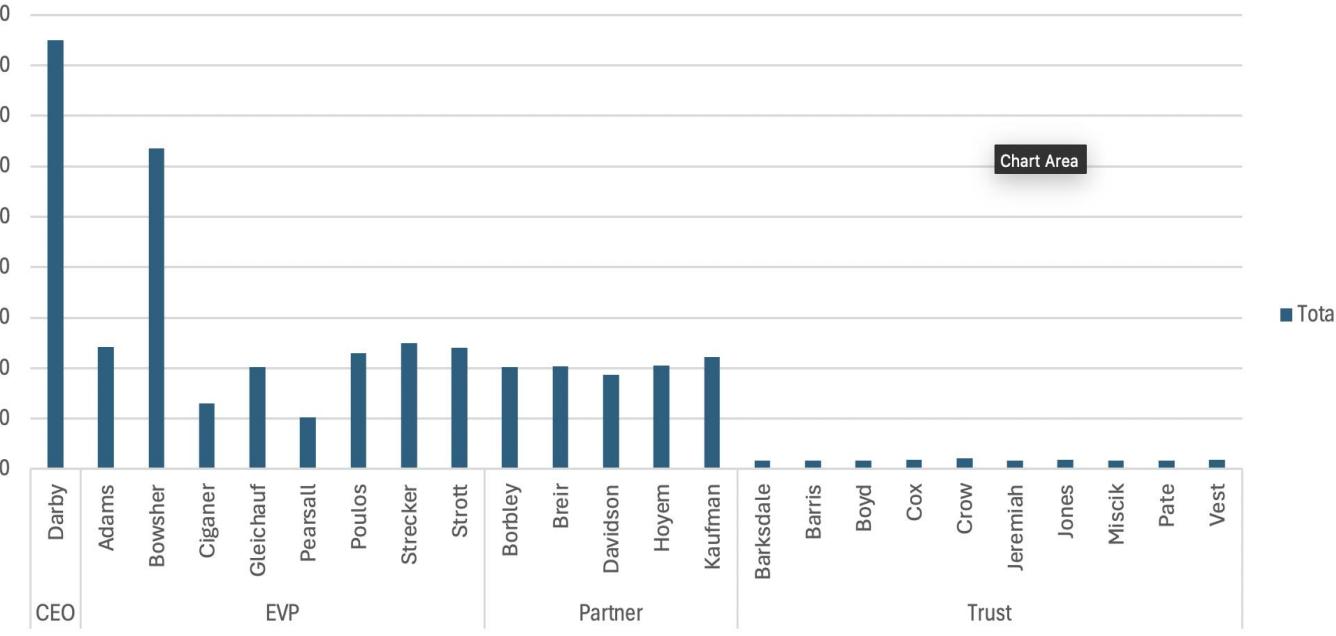
WORKFORCE HOUSING SHORTAGES

60% of employers in ski towns report worker shortages due to housing challenges

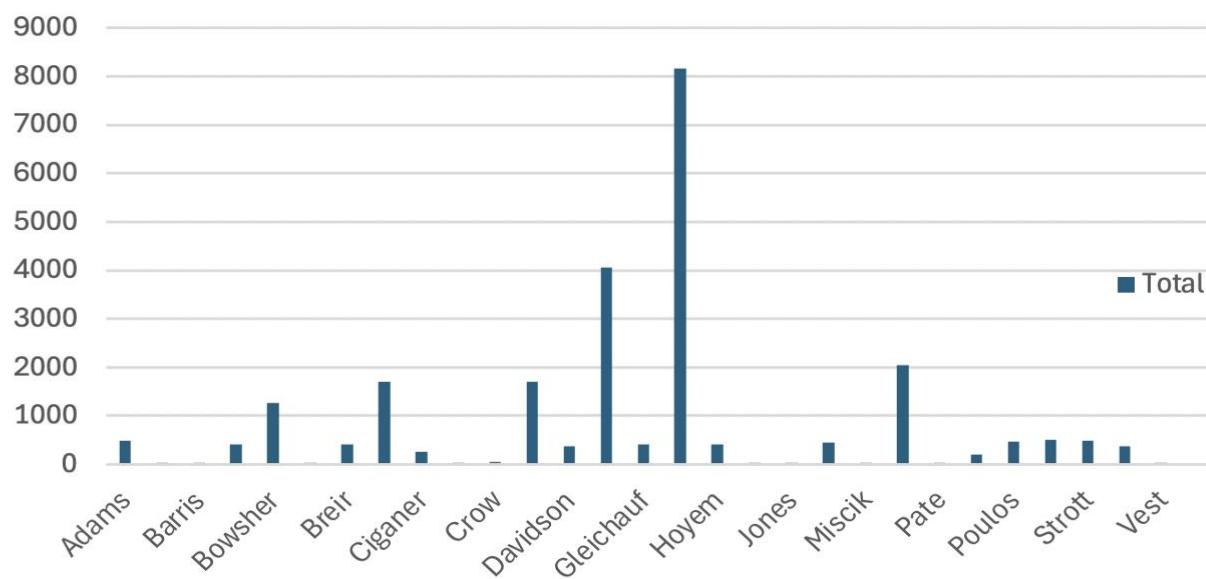
WIDENING HOUSING GAP

State forecasts a 25,000-unit workforce housing gap by 2030

Total



Total



Salary by Equity Based Employee- 2025

Total by position

CEO: \$1.7MM

EVP- \$4.61MM

Partner- \$2.04MM

Board/Trust- \$3.65MM



Mission



SUSTAINABILITY

Develop affordable, net-zero housing for essential workers—teachers, nurses, ski patrol, & the service industry—who are being priced out of Colorado's resort towns



PROFITABILITY

Offer value to investors through a non-profit structure



VAILHALLA

Create a holistic wellness center offering therapy, psychiatry, & alternative medicine treatments



FUNDING

Leverage state/federal grants, municipal support, & impact-driven private investors; a Public-Private funding model



EDUCATION & DEVELOPMENT

Provide certificate, career development, & professional growth courses with a dedicated scholarship fund



REINVEST

Reinvest returns into expanding housing in similar mountain towns



Sustainability

At the core of construction & operations



photo from vecteezy



NET-ZERO ENERGY HOUSES

LEED certified development including renewable energy sources, waste reduction, passive solar design, & high-efficiency systems for lowering operational costs



VAILHALLA PARTNERSHIPS

Partner with local farms for food & wellness offerings & reduce transportation needs through telehealth services



Vailhalla

a 6,000 sq ft wellness center



LICENSED THERAPISTS & PSYCHIATRISTS

On-site & telehealth services



FITNESS CENTER

Fully equipped gym with a sauna & hot tub, designed to support mind-body wellness



WELLNESS AND MENTAL HEALTH

Somatic healing, assisted therapy, support groups, & education



Education and Development

In partnership with Colorado Mountain School & the University of Colorado system, the fund will provide:



CAREER DEVELOPMENT PROGRAMS

In healthcare, education, skilled trades, & sustainability fields



FREE ACCESS TO SEMINARS & WORKSHOPS

Covering mental health training & professional growth



ON-SITE & REMOTE CERTIFICATE COURSES

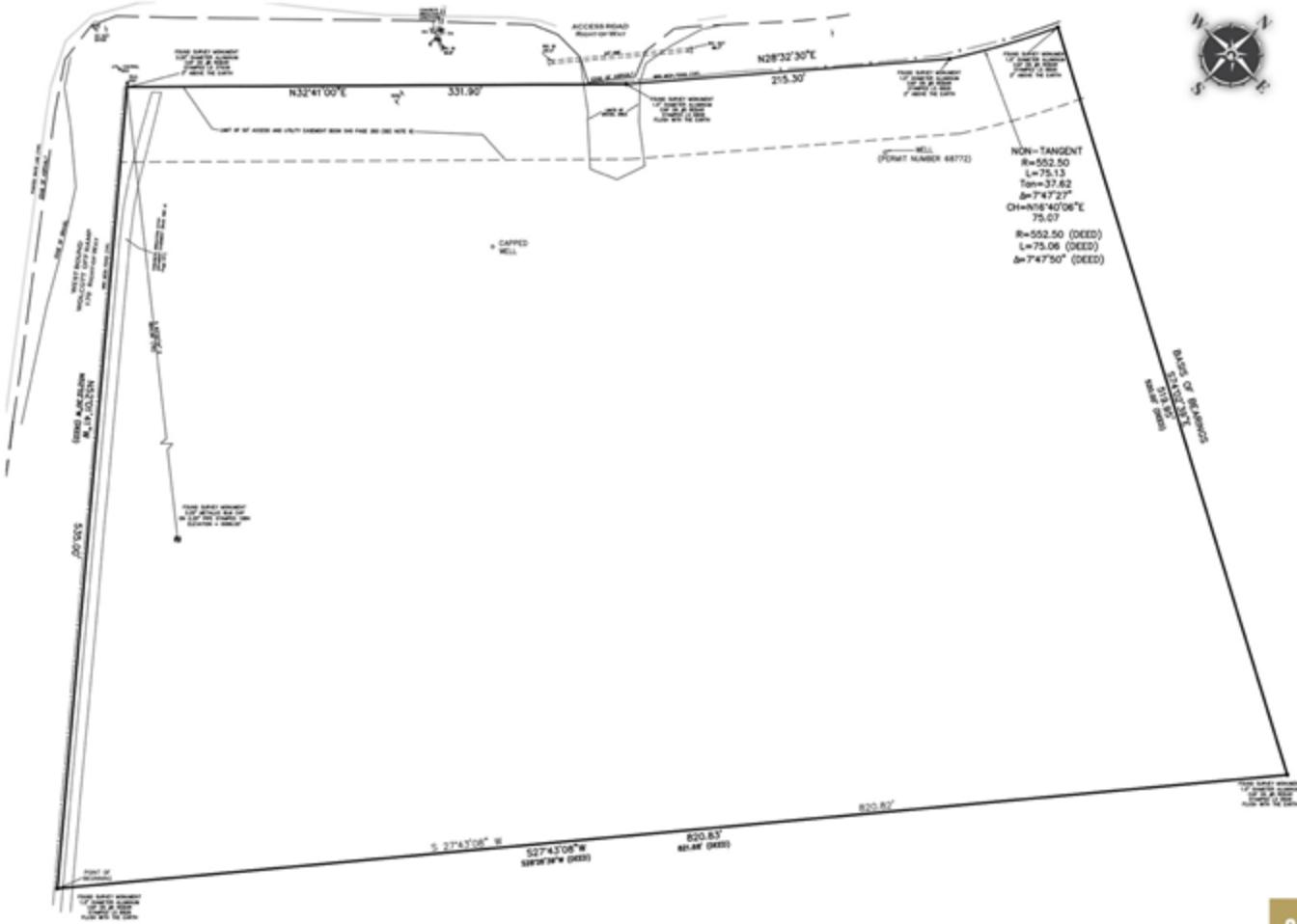


DEDICATED SCHOLARSHIP FUND



Blueprint

SURVEY



9



HOUSING

3-floor building with 18-24 units (6-8 units per floor), including studios, 1-bed, & 2-bed apartments



LIVE/WORK

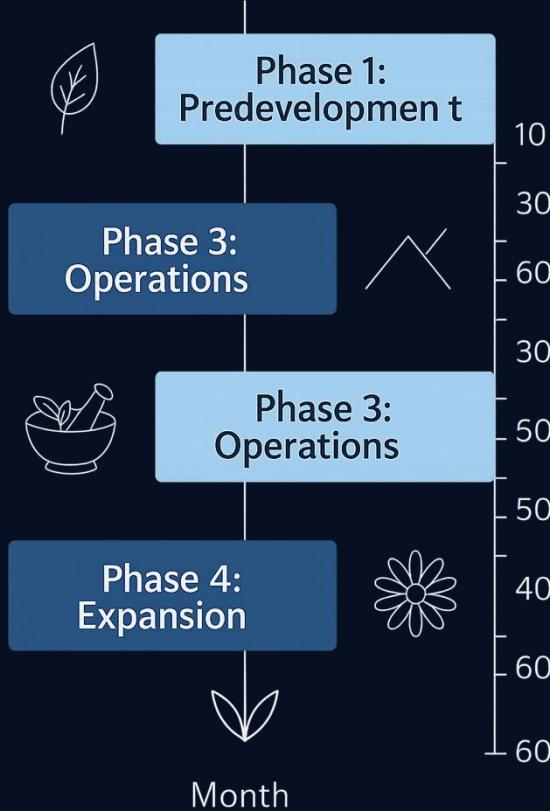
All inclusive living featuring a lobby with dedicated meeting spaces



Timeline

Phased Development

Summit Eagle Project Timeline



PHASE 1: Foundation & Predevelopment (6-9 months)

- Secure site control (ideally donated or discounted public land) and conduct feasibility studies
- Finalize legal structure (501c3, public-private partnership contracts)
- Begin engagement with Vail/Eagle stakeholders
- Develop architectural schematics (housing + Vailhalla)

PHASE 2: Vertical Development (12-18 months)

- Construct first 18-24 units of sustainable workforce housing and core Vailhalla wellness center
- Integrate telehealth infrastructure
- Begin resident recruitment and staffing for services

PHASE 3: Activation & Operations (12 months post-construction)

- Launch mental health programming: therapy, psychiatry, group sessions, alternative medicine
- Begin resident services & case management
- Open continuing education tracks in partnership with Colorado Mountain College and University of Colorado
- Deploy scholarship fund to support residents' career advancement

PHASE 4: Evaluation & Expansion Planning (Year 2 onward)

- Evaluate impact, refine operating model, and formalize ongoing public-private capital strategy
- Explore modular expansion (e.g., 12-16 more units)
- Launch fundraising round for Fund II (new town or second Vail site)



Profitability

Model for Investors



RENT-BACKED REVENUE FROM STABLE LEASE AGREEMENTS

APPRECIATION OF REAL ESTATE & INFRASTRUCTURE OVER TIME

ELIGIBILITY FOR CRA CREDITS, LIHTC, & GREEN TAX INCENTIVES

Access to favorable tax benefits & government programs



PUBLIC RECOGNITION & ESG ALIGNMENT FOR INSTITUTIONAL PARTNERS

Strengthen brand reputation, sustainability profile, impact metrics, and participate in a high-visibility regional solution

RETURNS REINVESTED INTO EXPANDING HOUSING

Scalable model to expand access to workforce housing & community health across Colorado's high-cost mountain towns



Funding

Financial Model (Pilot - Vail)

Funding Source	Amount
Equity from Summit Capital Investment Group LLC	\$2M
State/Federal Housing Grants	\$4M
Private Philanthropic & ESG Investors	\$3M
Long-Term Municipal Backing & Tax Credits	\$3M
Revenue from Rent (capped for affordability) & Community Center Operations	Total: 12M

*Summit Eagle Workforce Housing Fund: Concept Brief



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