



RIVERVIEW

Rental Development

1, 2, 3-Bedroom Apartments & Shared Living Suites

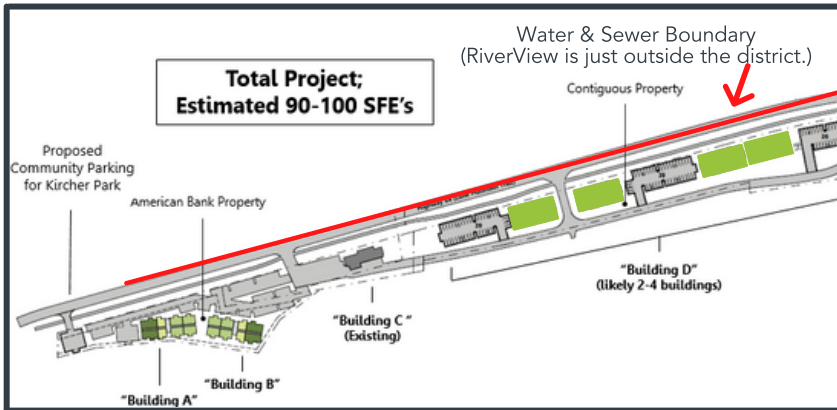
Riverview is a collaboration between Lone Mountain Land Company, Resort Tax, Big Sky Water & Sewer, and Big Sky Community Housing Trust to develop rental units at 1700 Lone Mountain Trail.

ANNEXATION INTO WATER & SEWER DISTRICT



Last year, the community voted to increase Resort Tax collections by 1% to fund the expansion of the water and sewer treatment plant. That vote also included the dedication of 500 SFEs to future workforce developments. Riverview will use approximately 100 of these dedicated SFEs. To continue with the project, Big Sky Water & Sewer must annex the property into the district.

Without annexation, BSCHT cannot continue the Riverview project, resulting in the loss of over 100 homes that Big Sky's workers desperately need.



NO SHORT-TERM RENTALS

AFFORDABLE RENT CAPS

LOCAL WORKERS ONLY

100 PERMANENTLY DEED RESTRICTED UNITS



Traffic Considerations

- Planned turn-outs on Lone Mountain Trail will provide a safe entrance and exit.
- Riverview will have access to Skyline transportation system.
- Commuter traffic will significantly decrease as less workers drive the Canyon.



Limited Available Land

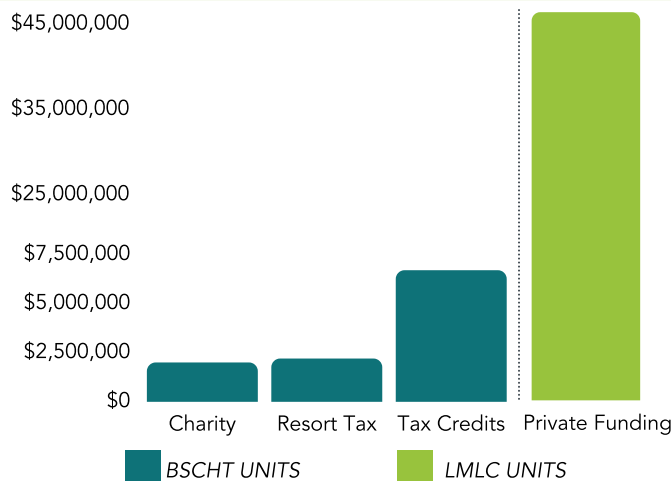
- Limited available land to develop workforce housing in Big Sky.
- To develop, Riverview site must be annexed into the water and sewer district.
- Workers prefer to live in the community close to services.



Critical Community Need

- Record low inventory due to increased vacation rentals.
- Businesses struggle to hire and stay open because there's nowhere for employees to live.
- The community needs homes to retain our teachers, nurses, and critical service workers.

PROPOSED FUNDING SOURCES



TENANTS

25%

reserved for local workers who meet income qualifications

75%

reserved for local employers to lease for their workers