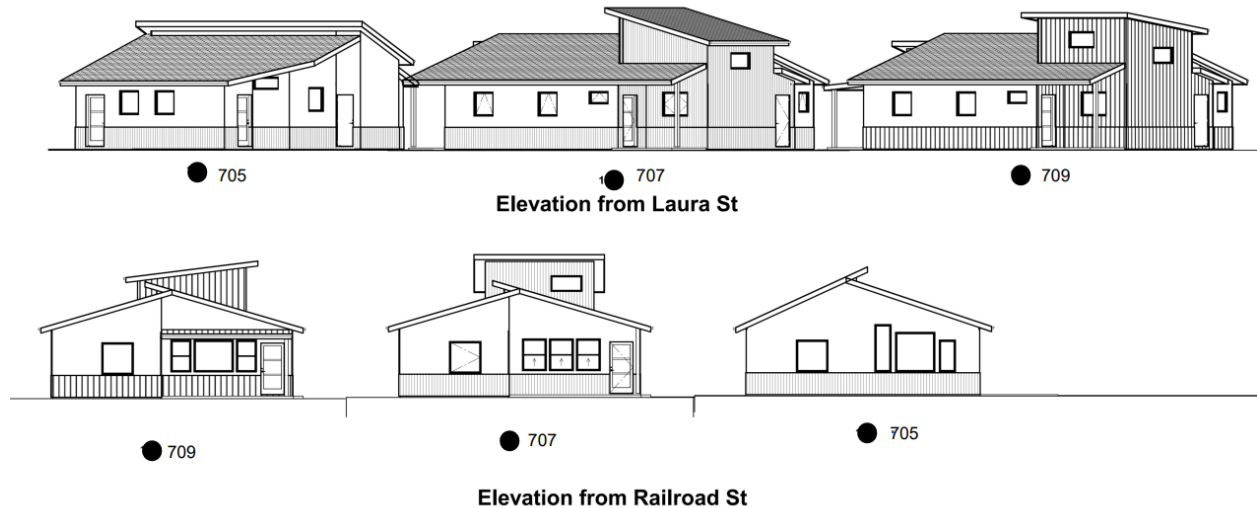


Overview of the Workforce Housing Project on North Laura St in Ridgway



Concept shown above

Details of the Deed Restricted homes we are building at 705,707,& 709 North Laura St in the Parkside subdivision.

- All electric with super efficient top of the line Mitsubishi heat pump heating, Rheem Hybrid heat pump water heater, and ventilation system
- All LED lighting
- Insulation that exceeds energy codes
- Energy Star windows
- Energy Star Appliances
- Low maintenance exterior
- Xeriscape landscaping with automated drip irrigation system

705 is under construction now and will be completed spring 2023!
2 bedroom/1 bath 864 sq'.

Construction of 707 & 709 will begin summer of 2023!
2 bedroom/2 bath 1164 sq'.

Main points of the Deed Restrictions for prospective buyers:

- Must be a Ouray County resident
- Home must be owner occupied-not a rental

- At time of purchase, at least one person in household shall earn the majority of their income in Ouray County or from an employer based in Ouray County
- 10 year annual price appreciation cap if sold within 10 years of purchase:
 - First 5 years -3.2% profit of the initial purchase price
 - Year 6-5%profit
 - Year 7 - 6% profit
 - Year 8 - 7% profit
 - Year 9 - 8% profit
 - Year 10 - 9% profit
- After 10 years of continuous ownership all restrictions will sunset

Please request complete written details of deed restrictions if interested.

Who we are:

Green Seal LLC is a small building company based in Ridgway and is owned and operated by husband and wife, Josh & Terese Seal. We believe in efficient small homes for real people in our community. We are not a non-profit but felt that this was a good project to show that there are private housing projects that can add to our inventory of attainable housing for locals. Built by locals for locals.

This parcel was mandated to be deed restricted affordable housing when Parkside subdivision was formed in the early 2000s. We designed these homes as simply as we could to save on materials and labor and have tried to make as many budget friendly choices of materials while still producing a quality home that we are proud to put our name on. In full disclosure it is also mandated that our profit be 15% for these homes.

How much is it?

As stated in the plat notes we will submit our final costs to the town and establish an initial maximum sales price. We are moving towards completion of the project but won't have our final price until construction is complete. At this time we are estimating that the price will be \$390,000.

Interested?

We will be offering 705 only for sale this spring. Future homes at 707 & 709 will be available for viewing and purchase as we near completion. We have had a lot of interest but are willing to show this home to all interested parties. Please contact us at: joshterese@yahoo.com or call/text Terese at 970-596-3826 to set up a showing or for any questions.