



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

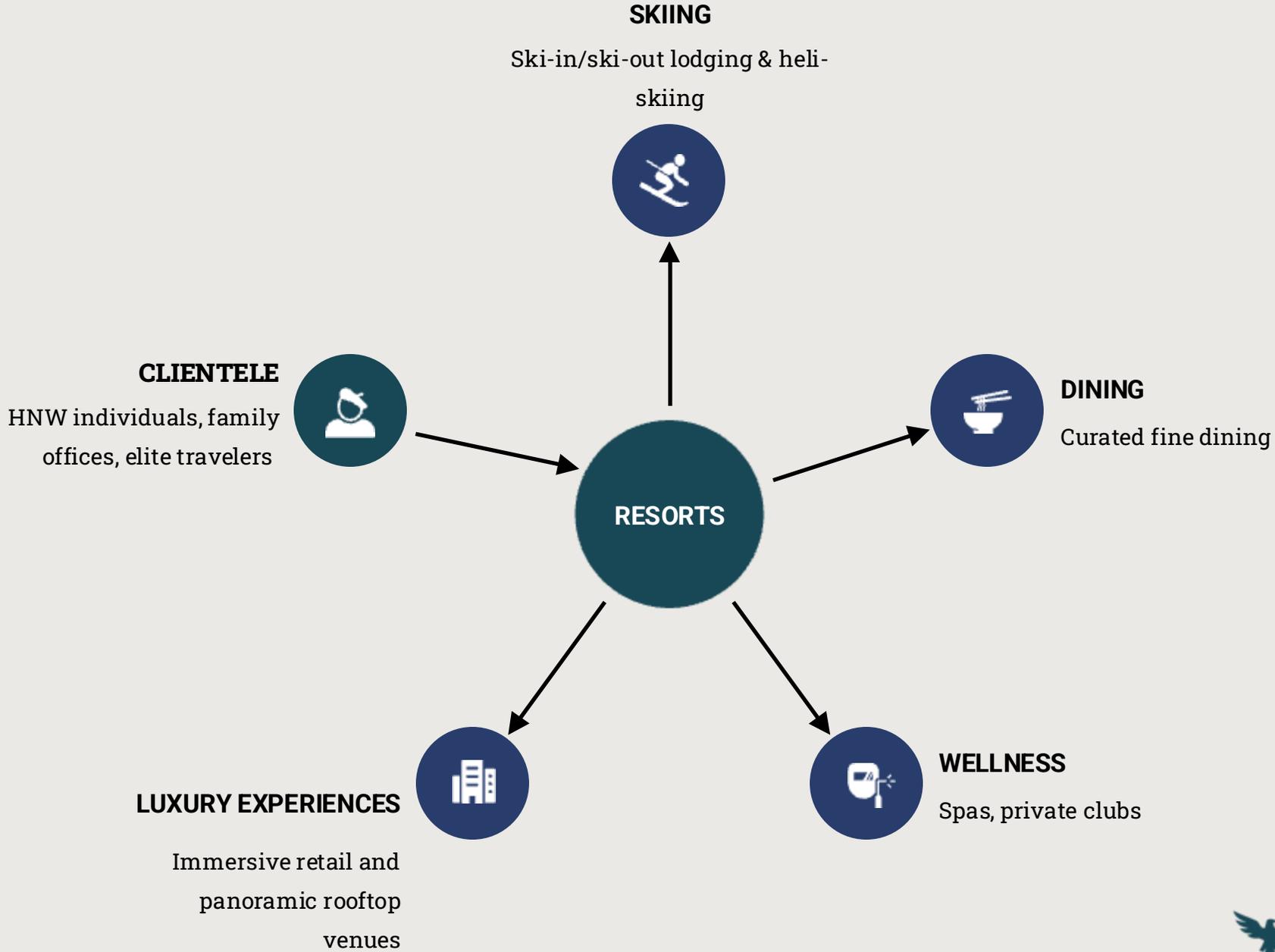
- Unprecedented **land access** from federal legislation
- **Rising demand for luxury alpine destinations**
- **Workforce housing shortages** at crisis levels
- Strong alignment with ESG and impact investment goals



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

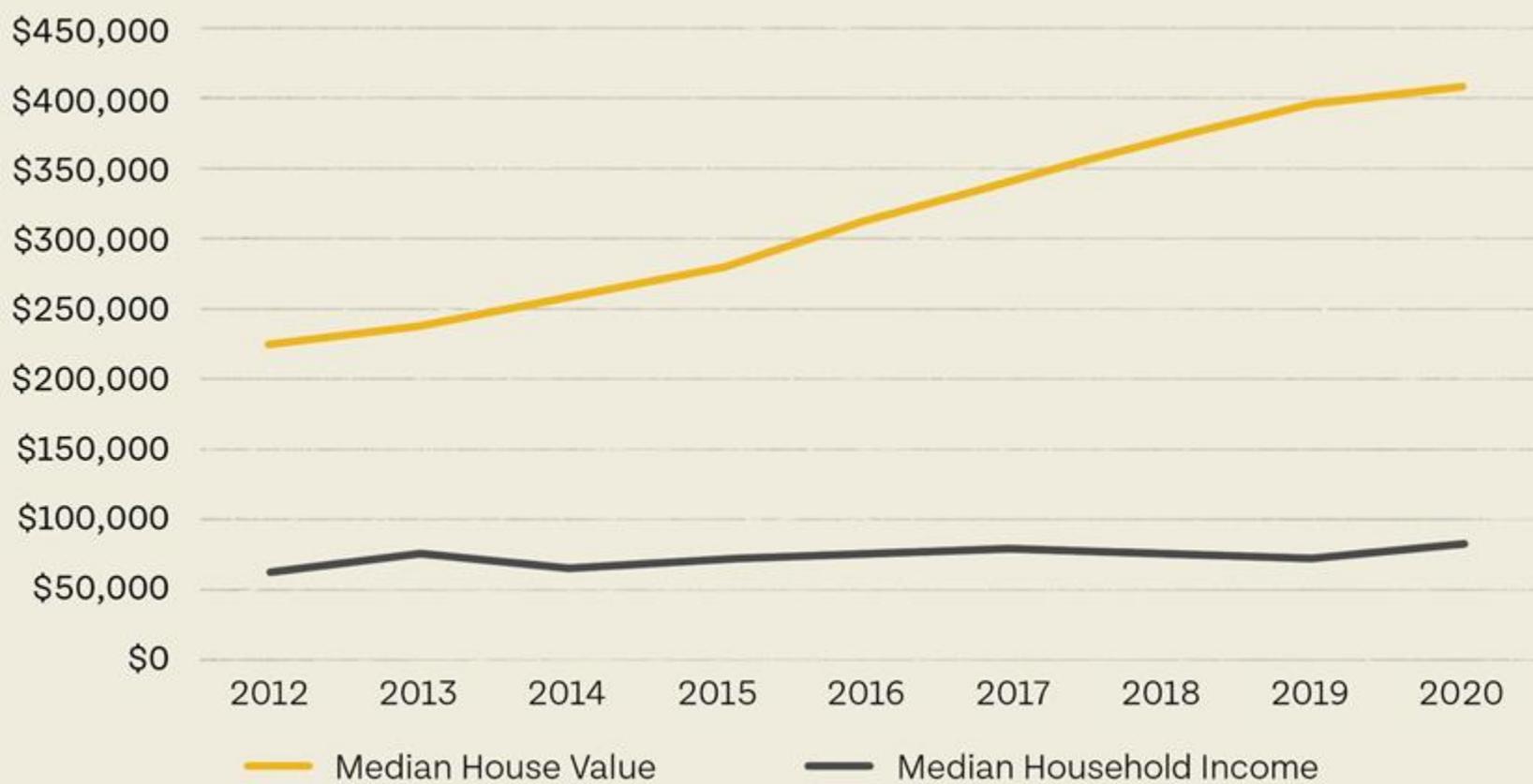
Developing affordable workforce housing integrated with health and wellness along with educational services for Colorado, starting with a pilot project in Vail.

SUMMIT EAGLE WORKFORCE HOUSING FUND



Affordable Housing Crisis in Colorado's Mountain Towns

Colorado Median Income & House Value



Source: Federal Reserve Economic Data, Zillow

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

Salary by Equity Based Employee-2025

Total by position

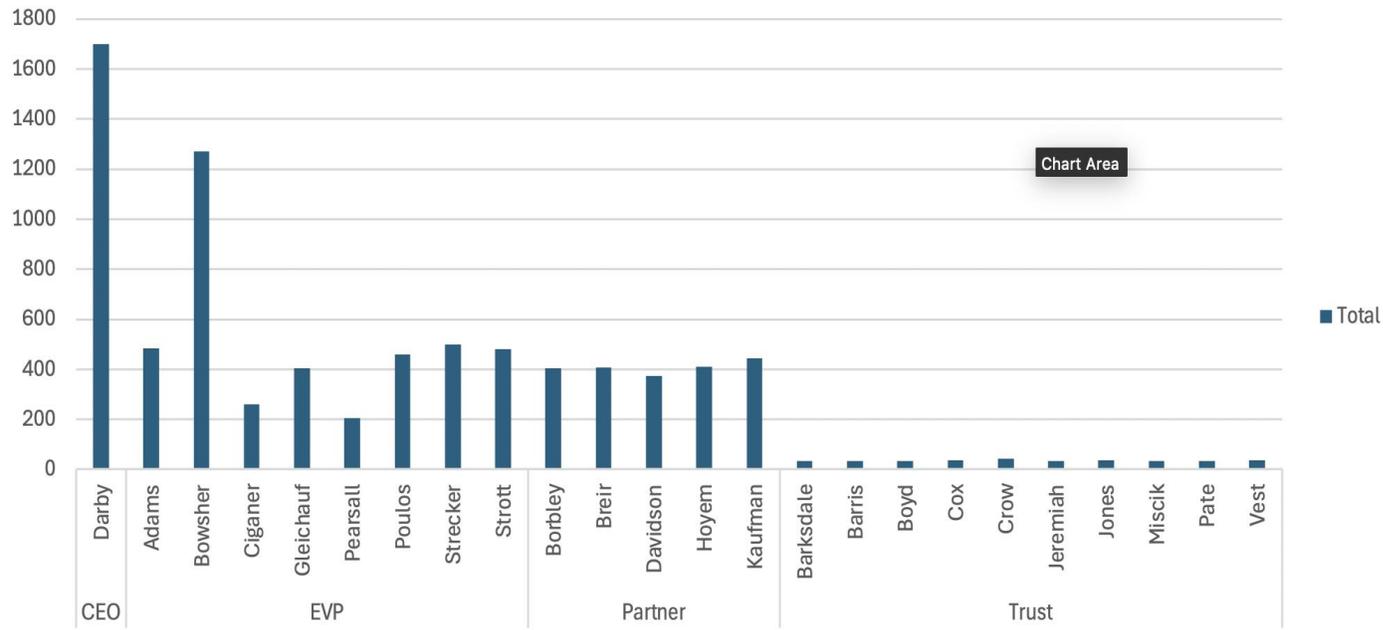
CEO: \$1.7MM

EVP- \$4.61MM

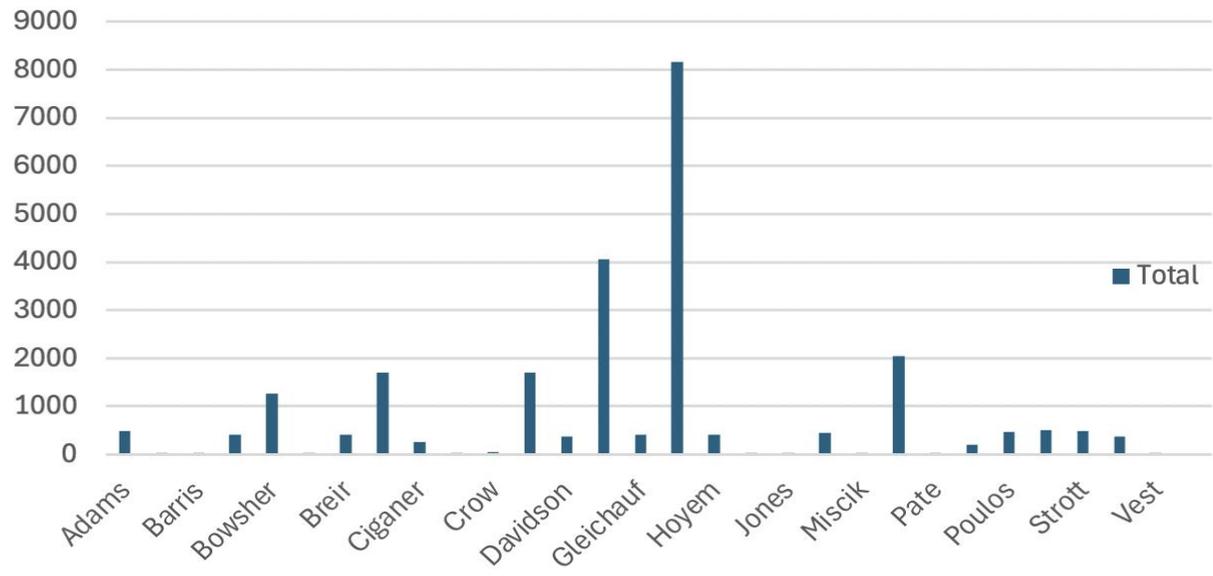
Partner- \$2.04MM

Board/Trust- \$3.65MM

Total



Total



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:



Photo of Colorado Rocky Mountain School



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

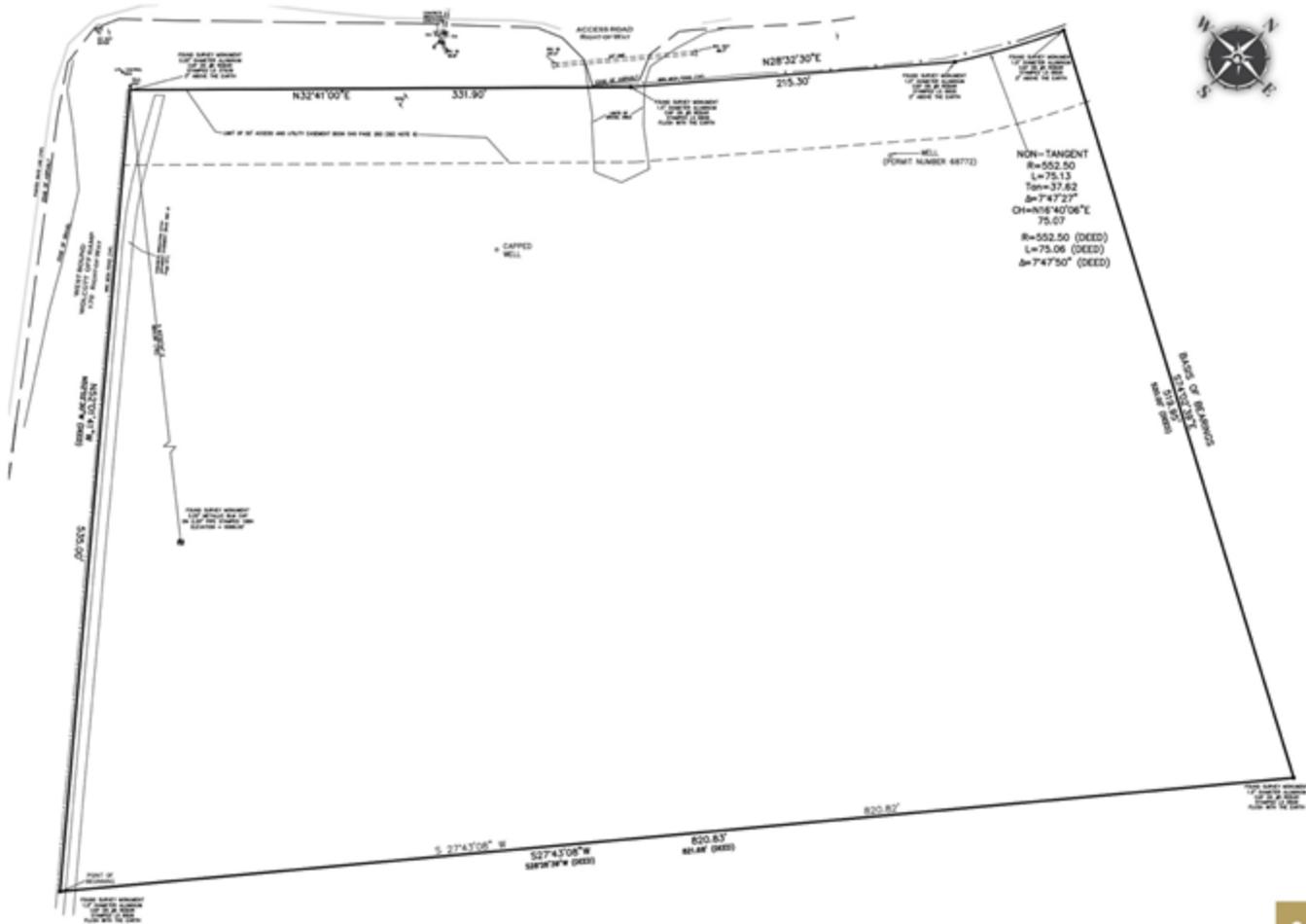


DEDICATED SCHOLARSHIP FUND



Blueprint

SURVEY



HOUSING

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



LIVE/WORK

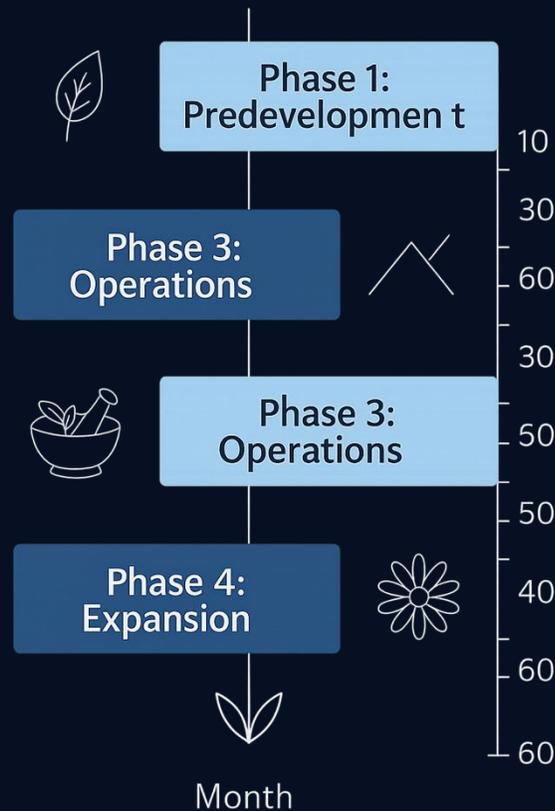
All inclusive living featuring a lobby with dedicated meeting spaces



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



Parth Patel

SUMMIT CAPITAL INVESTMENT GROUP

@ contact@summitcapitalinvestment.com

📞 (720) 675-8815

