

Five (5)
Condominiums
Already
Reserved



9 NEW LUXURY WATERFRONT CONDOMINIUMS KIRKLAND, WA

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MANAGEMENT •

MANAGER/DEVELOPER

BDR Holdings LLC

SPONSOR

BDR Kirkland 15 LLC

OWNER

BDR Kirkland 15 LLC

CONTRACTOR

BDR Kirkland 15 LLC

ARCHITECT

MZA Architects





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EXECUTIVE SUMMARY •

PROJECT HIGHLIGHTS

- **First Kirkland Waterfront Condominium Development in 20+ Years:** building site on the desirable Kirkland “Gold Coast” with expansive westerly waterfront views
- **Luxury Construction:** steel and concrete construction accompanied with ultra-high-end luxury finishes in every residence
- **Gateway location near major employment centers:** poised to take advantage of rapid hi-tech employment growth in the Eastside and Seattle Communities (Amazon, Microsoft, Google, Apple, Facebook, etc.)
- **Highly walkable:** within blocks of numerous restaurants, retail, entertainment, recreation options

INVESTMENT PLAN

BDR Kirkland 15 LLC (“Sponsor”) plans to acquire a highly desirable waterfront property in the City of Kirkland, Washington, build nine (9) luxury condominiums (“The Project”) and market them for sale.

Sponsor plans to issue 160 Class A series shares in the amount of \$50,000 each (8M total) for the equity component of the project. Class A shares as a group will be entitled to receive a Preferred Return on their investment of 15% per year paid at project sell out. The Preferred Return will be paid out on a priority basis prior to profit participation by Sponsor. In addition to the Preferred Return, Class A shareholders will also be entitled to a Bonus Return provided certain profit thresholds are met. Based on Projections, the Bonus Return would provide an additional 5% return (total return of 20% per annum).

Sponsor is under contract to buy the project site in February 2020. It is projected the Total Cost of the project will not exceed \$30.1M. It is anticipated Total Costs will be funded by a combination of funds provided by this Class A offering (\$8m) and Project Loan(s) obtained by financial institution(s) experienced in condominium financing (\$30.1m). This financing is summarized as follows:

Class A Offering	\$8,000,000
Project Loan(s)	<u>\$22,100,000</u>
	\$30,100,000

Sponsor is currently reviewing proposals from financial institutions and plans to select a financing proposal in January 2020.

It is anticipated the project will be permitted, constructed, marketed and sold by December 31, 2022.

Sponsor is seeking commitments for Class A shares in January 2020, with planned funding in February 2020.



INVESTMENT SUMMARY (PROJECTIONS)

	<u>Total</u>
Preferred Return	
Preferred Return – Annual	15%
Bonus Return – Annual	5%
Potential Total Return	20%
Investment Time	30-36 mos

FINANCIAL SUMMARY (PROJECTIONS)

Gross Project Revenue	\$42,300,000
Less: Selling Expenses	<u>(\$4,200,000)</u>
Net Project Revenue	\$38,100,000
Total Project Costs	<u>\$30,100,000</u>
Total Project Return	\$8,000,000



THE PROJECT

The Kirkland 15 Waterfront Condominiums provide investors a rare opportunity to invest in the first waterfront condominium development in Kirkland in over 20 years. Completing in 2022, the Project offers 9 ultra-luxury 2- and 3-bedroom residences. The residences are 2,180 - 4,900+ SF with floor-to-ceiling windows, and feature the latest in luxury design, finishes, and technology. The Property is centrally located in the Houghton neighborhood with convenient access to Seattle, Bellevue and highway 520, providing unparalleled access to numerous employers and lifestyle destinations. Located in this quintessential lake town, residents are only steps away from the many waterfront parks and shopping districts, including the new Kirkland Urban community.

Key community amenities include:

- Kirkland "Gold Coast" Waterfront Location
- Panoramic westerly waterfront / Seattle Skyline views
- Private beach
- Private Fire Pit
- Two private docks for daytime boat tie-up
- Secure Parking
- Full-Service Concierge
- Paddleboard/Canoe Storage

PROJECT SUMMARY

<i>Address</i>	6211 Lake Washington Blvd NE, Kirkland	<i>Year Complete</i>	2022
<i>Number of Units</i>	9	<i>Number of Stories</i>	3
<i>Number of Buildings</i>	1	<i>Land Area</i>	42,787 SF
<i>Net Residential SF</i>	26,165 SF	<i>Parking</i>	23 garage stalls
<i>Average Home SF</i>	2,907 SF	<i>Parking Ratio</i>	2.5 stalls / unit

EXCEPTIONAL PRODUCT

The project will showcase leading-edge luxury design, modern finishes, comfort, convenience and lakefront living. Sophisticated finishes combine with Pacific Northwest natural wood elements, along with floor-to-ceiling windows to reveal unparalleled panoramic lake and Seattle skyline views. The signature outdoor living room with retractable pocket doors will bring the outdoors inside to achieve the ultimate entertainment space to celebrate life's best moments.

Interior unit finishes include:

- Floor-to-ceiling windows
- Oversized Chef's Kitchen with high-end appliances
- BDR Signature Outdoor Living with overhead heating, built-in BBQ and fire table
- Retractable sliding glass pocket doors
- European-inspired modern finishes
- Smart Home Technology
- Prep Kitchen
- Hardwood flooring
- Dedicated parking and storage space

UNIT MIX

<i>Unit Type</i>	<i>Unit Count</i>	<i>Avg. SF</i>	<i>Avg. Price</i>	<i>Price / Sq Ft</i>
Waterfront Homes				
2 BD / 2.5 BA	1	2,180	\$3,825,900	\$1,755
3 BD + Study / 3.5 BA	3	3,057	\$5,059,450	\$1,655
Penthouse - 3 BD / 3.5 BA + Study + Media Room + Exercise Room	1	4,925	\$9,491,725	\$1,927
SW View Homes				
2 BD + Study / 2.5 BA	1	2,465	\$3,426,350	\$1,390
3 BD + Study / 3.5 BA	1	2,805	\$3,828,825	\$1,365
SW / City View Homes				
2 BD + Study / 2.5 BA	2	2,310	\$3,274,425	\$1,418
Total/Average	9	2,907		\$1,617



VIBRANT LOCATION

Retail and Shopping

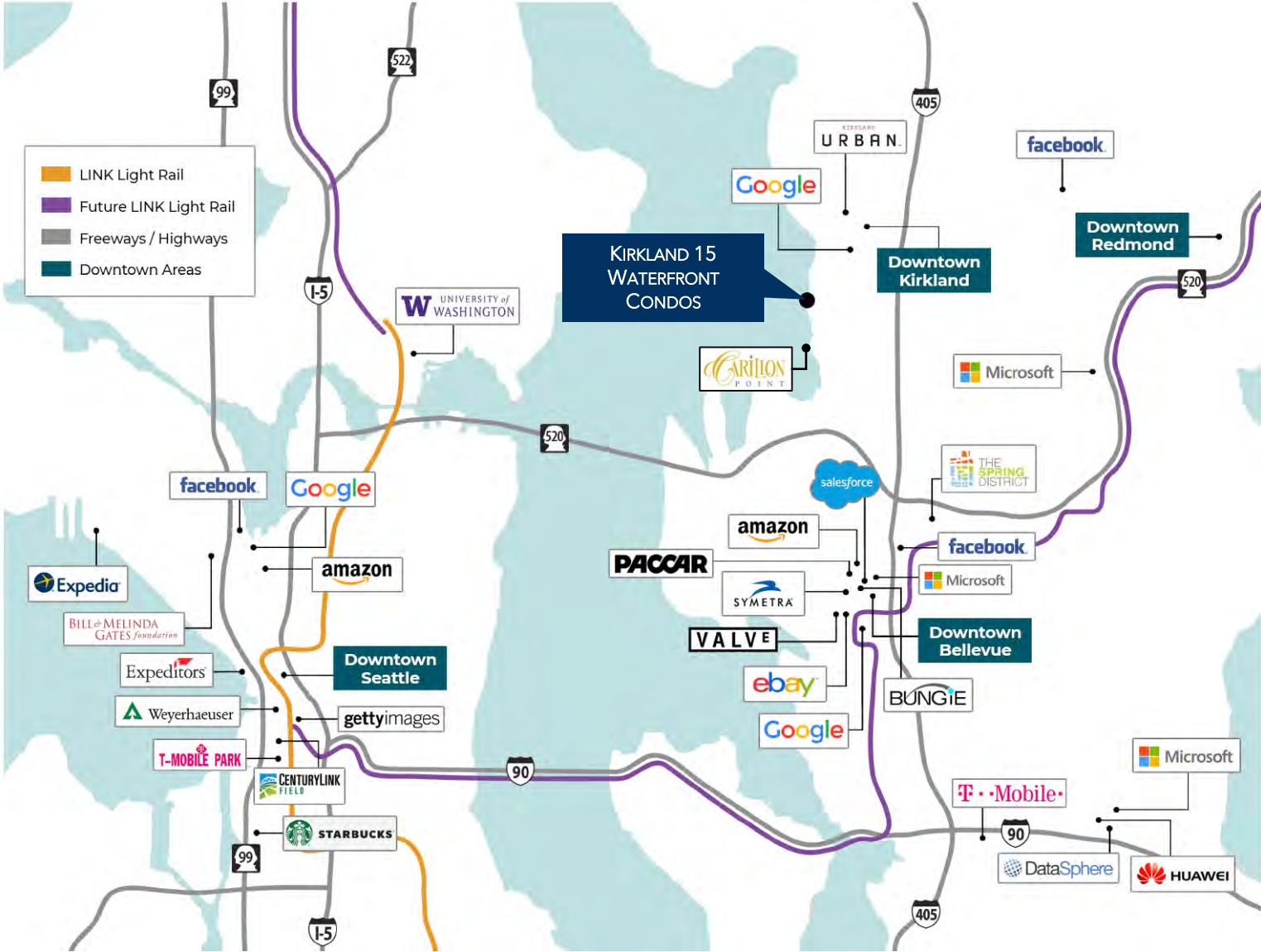
Located in the epicenter of Kirkland living within the Houghton neighborhood, the Project offers walkable access to the best boutique shopping and eateries along the Kirkland waterfront. Centrally located between the vibrant Lake Street downtown neighborhood and Carillon Point, the community caters towards building a tight-knit community through its lake-town culture and collection of festivals and community events throughout the year. The newly redeveloped Kirkland Urban marketplace, within close proximity, offers additional retail and restaurant options to the growing community.

Parks and Recreation

Adjacent to the many Lake Washington parks, the community offers direct access to an array of waterfront recreation. Several nearby parks include Houghton Beach Park, which hosts the Beach House Restaurant, beach volleyball, and water sport rentals during the warmer months. The Carillon Point Marina, located less than a mile away from the property, features additional lakefront recreation, restaurants and easy access to year-round boat moorage. Visitors to the area are often seen strolling down Lake Washington Blvd. to take-in the serene lake views and Seattle cityscape. Others may be seen participating in morning yoga or relaxing along the lakeside for a picnic. Marsh Park, Marina Park and others provide a glimpse into the eclectic artistic roots of Kirkland featuring bronze sculptures and other art installations. No matter the interest, Kirkland offers the best of lakefront living to its many visitors and residents.



PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND LIFESTYLE AMENITIES



INVESTMENT OFFERING •

THE OPPORTUNITY

The Sponsor plans to acquire a desirable waterfront property in the city of Kirkland, Washington, and build luxury condominiums. Sponsor began marketing the project in August 2019; five (5) residences have been reserved, including the \$9M Penthouse suite. Kirkland is a highly desirable Eastside bedroom community known for expansive waterfront parks and a growing downtown core of restaurants and shops.

The project will be comprised of 9 luxury condominiums targeting a growing number of affluent move-down buyers, as well as wealthy individuals. The project site is one of the last developable sites along the Kirkland waterfront "Gold Coast." This will be the first new condominium project on the "Gold Coast" of Kirkland in 20 years. The condominiums will be built with the finest quality and luxury finishes, including a private elevator for the top floor Penthouse.

Currently, there are no competing projects under construction or in permitting in the Kirkland marketplace. Sponsor is marketing the condominiums for sale at prices ranging from \$3m to \$10m. There are a mix of 3-bedroom and 2-bedroom floorplans ranging from 2,180 to 4,925 square feet. Each condominium will feature an expansive covered outdoor living area.

An exclusive reservation event was held at the project site in August 2019 for interested buyers. The event was very well attended. Five (5) of the nine (9) unites have been sold under the reservation process with an additional two waitlist reservations. This is a "once in a lifetime" opportunity to own a new condominium in Kirkland waterfront and demand is expected to remain very strong.

It is anticipated that construction on the project will commence in December of 2020, construction completed in June 2022 and sellout completed by December 2022.

INVESTMENT SUMMARY (PROJECTIONS)

	<i>Per Class A Share</i>	<i>Total</i>
Investment	<u>\$50,000</u>	<u>\$8,000,000</u>
Preferred Return:		
Preferred Return - Annual	15%	15%
Bonus Return - Annual	<u>5%</u>	<u>5%</u>
Potential Total Return	<u>20%</u>	<u>20%</u>
Investment Time	30-36 mos	30-36 mos



SUMMARY RETURN •

WATERFALL ON SALE

	<i>30 Months</i>
Gross Project Revenue	\$42,300,000
Selling Expenses	\$(4,200,000)
Net Project Revenue	\$38,100,000
Loan Balance	\$22,100,000
Net Cash After Loan Repayment	\$16,000,000
Investor Investment Repayment	\$8,000,000
Net Project Return	\$8,000,000
Class A - Preferred Return	\$3,000,000
Net Return Before Profit Share	\$5,000,000
Sponsor Return	\$2,555,556
Bonus Return Total	\$2,444,444
Bonus Return - Class A	\$1,320,000
Bonus Return - Sponsor	\$1,124,444

SUMMARY RETURN - CLASS A SHARES

	<i>Total</i>	<i>Per Share</i>
Class A Shares - Preferred Return	\$3,000,000	\$18,750
Class A Shares- Bonus Return	\$1,320,000	\$8,250
Total Return - Class A Shares	\$4,320,000	\$27,000



PROPERTY DETAIL •

Address	6211 Lake Washington Blvd NE, Kirkland
Number of Units	9
Year Built	2022
Number of Floors	3
Land Area	42,787 SF
Parking	23 Garage stalls
Parking Ratio	2.5 spaces per unit
Zoning	WD I

UNIT MIX

<u>Unit Type</u>	<u>Unit Count</u>	<u>Avg. SF</u>	<u>Avg. Price</u>	<u>Price / Sq Ft</u>
Waterfront Homes				
2 BD / 2.5 BA	1	2,180	\$3,825,900	\$1,755
3 BD + Study / 3.5 BA	3	3,057	\$5,059,450	\$1,655
Penthouse - 3 BD / 3.5 BA + Study + Media Room + Exercise Room	1	4,925	\$9,491,725	\$1,927
SW View Homes				
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3 BD + Study / 3.5 BA	1	2,805	\$3,828,825	\$1,365
SW / City View Homes				
2 BD + Study / 2.5 BA	2	2,310	\$3,274,425	\$1,418
Total/Average	9	2,907		\$1,617



DESIGN INSPIRATION



DESIGN INSPIRATION

CONSTRUCTION DETAIL

Exterior Finish	To be Determined
Roof	Concrete and other to be determined surface
Framing	Concrete and Steel
Ceiling Height	9'
Windows	To Be Determined

MECHANICAL DETAIL

Wiring	Copper
Plumbing	Copper distribution, PEX in units, PVC/cast iron drains
Water Heater	To be determined
Heating & AC	To be determined

INTERIOR DETAIL

Fireplaces	Gas
Entry Door	Wood
Interior Doors	Wood, glass, metal
Cabinets	Wood
Counter surfaces	Quartz stone
Appliances	Miele, Sub Zero
Tub and Shower Surfaces	Fiberglass
Flooring	Wood, Tile, Carpet

SUSTAINABILITY CERTIFICATIONS

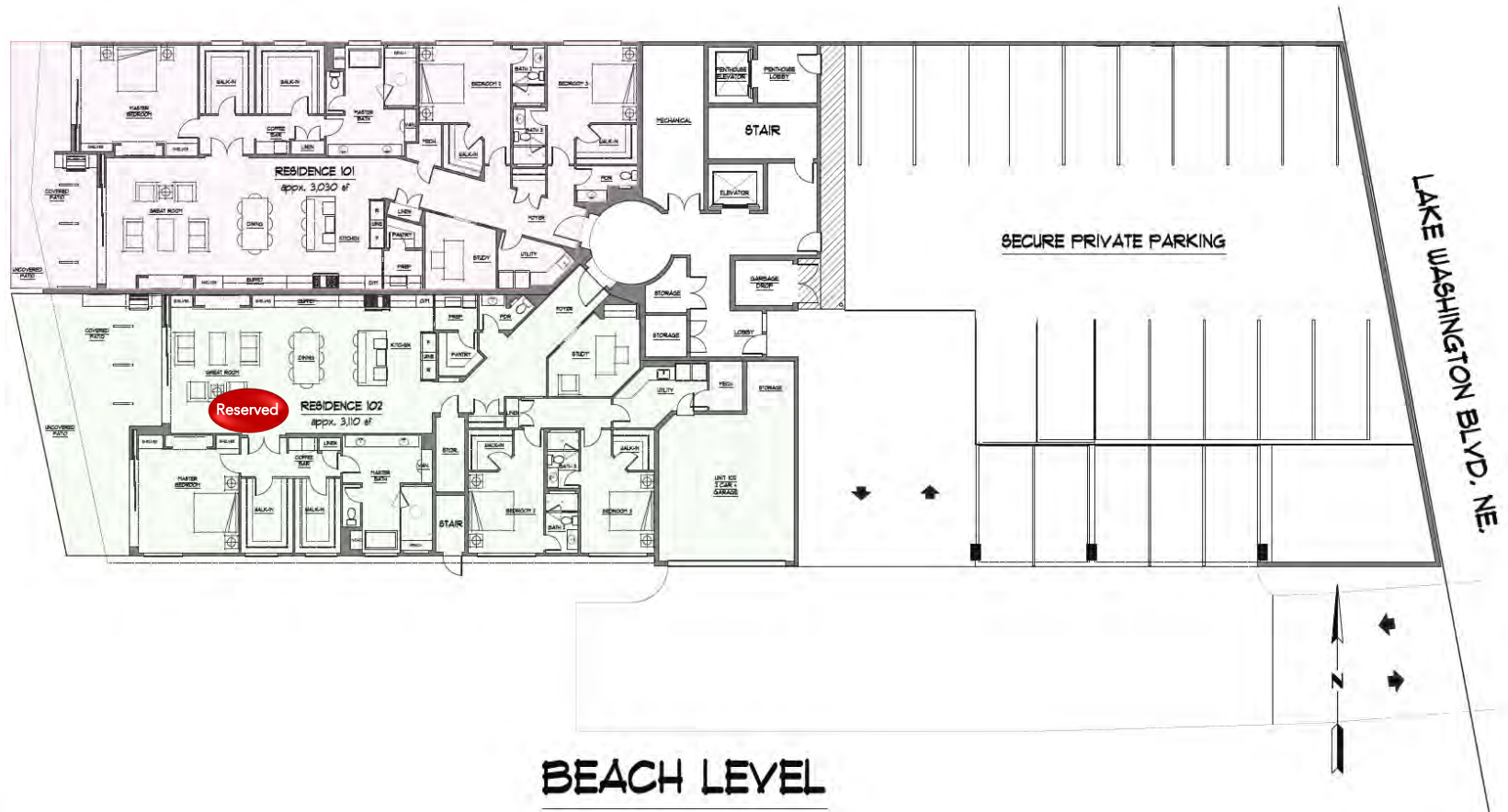
Built Green



SITE PLAN



REPRESENTATIVE FLOOR PLATES

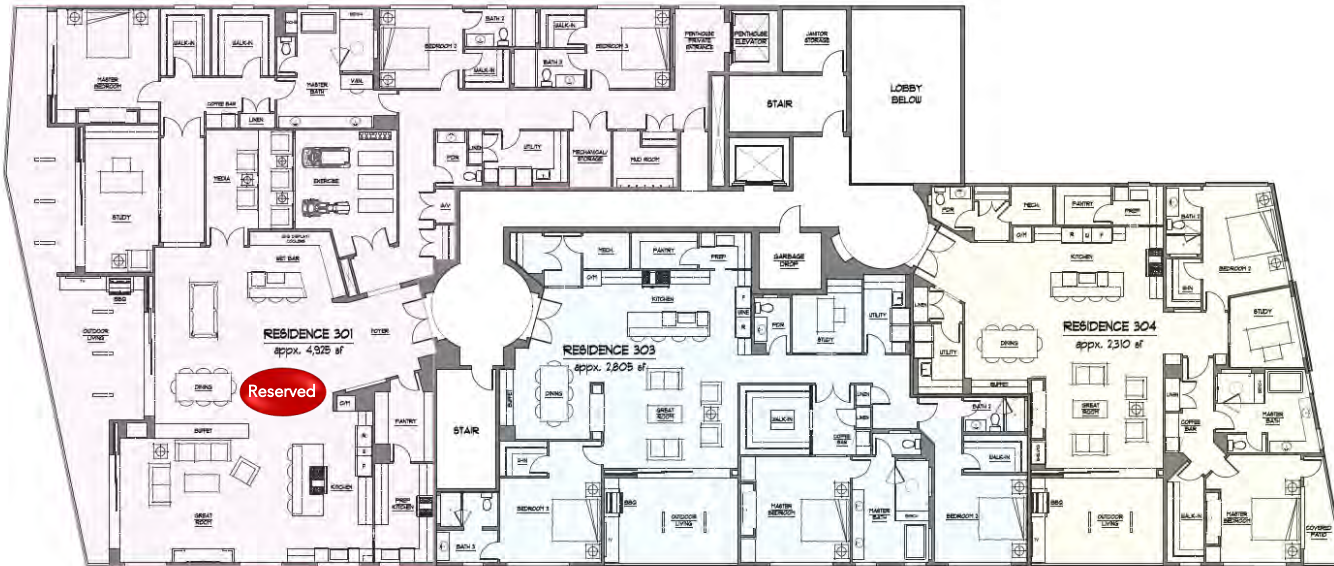


REPRESENTATIVE FLOOR PLATES



MAIN LEVEL

REPRESENTATIVE FLOOR PLATES



PENTHOUSE LEVEL

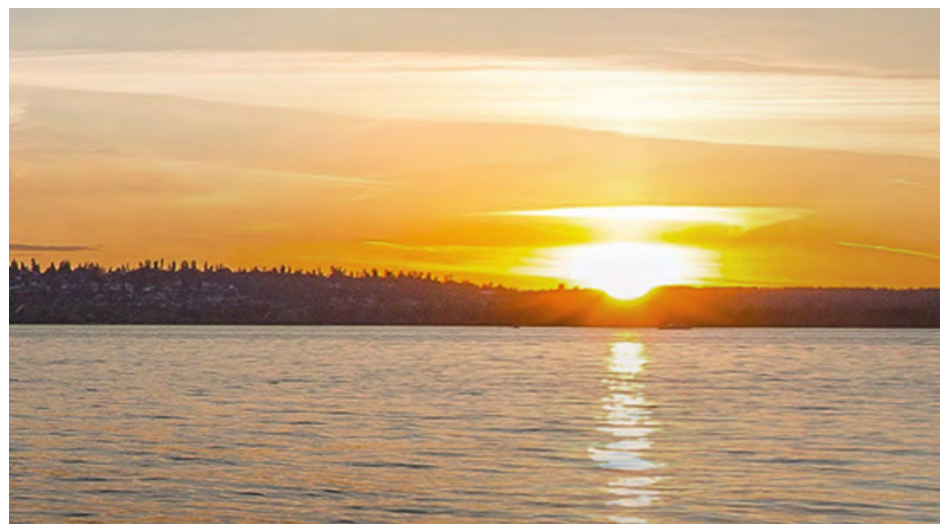
FINANCIAL SUMMARY•

Revenue

Gross Project Revenue	\$42,300,000
Less Selling Expenses	\$(4,200,000)
Net Revenue	\$38,100,000

Costs

Land	\$11,820,000
Construction	\$12,200,000
Development	\$1,200,000
Architecture / Permits	\$1,040,000
Marketing	\$100,000
Financial	\$3,040,000
Miscellaneous	\$700,000
Total Costs	\$30,100,000
Net Return	\$8,000,000



FINANCIAL NOTES

REVENUE

Gross Project Revenue	In August 2019, a reservation event was held on the project site. The event resulted in signed reservation agreements for five (5) of the nine (9) units. Two (2) additional waitlist reservations for already reserved units were also obtained. Reservation Agreements provide for a price range for each unit. Projected Gross Revenue reflects pricing in the lower end of the price range. If the higher end of the price range is achieved, Gross Revenue would go up by approximately \$4m.
Selling Expenses	Selling costs include a reserve for potential selling concessions of \$846,000 or 2% (1% is typical).

COSTS

Land	Projected land costs include provisions for the following: (i) land cost, (ii)demolition costs, (iii) site work costs in excess of costs normally incurred in a flat lot condition (additional import/export, higher foundation walls, etc.) and (iv) other land related costs.
Construction	The project will be constructed by Sponsor as General Contractor, or an Independent third-party General Contractor. Construction Costs are projected based on cost plus a typical 10% factor for contractor overhead and profit. Construction Costs include a contingency factor of \$1,000,000 for unforeseen costs.
Development	Overall project Development Management will be provided by Sponsor for a Development Fee. The Development Fee will be calculated based on 3% of Gross Revenue.
Architecture / Permits	MZA Architects of Bellevue has been selected as the project architect. The project has been designed and was submitted to the City of Kirkland for formal Design Review in August 2019.
Marketing	The Company held a reservation event at the project site on August 21, 2019. The event was well attended. Five (5) of the nine (9) units have been reserved, with an additional two (2) waitlisted reservations for already reserved units. Project information is provided on the company website: http://www.bdrholdings.com/property/kirkland-6211-lake-wa-blvd-ne/
Financial	Project financing will be provided by a lender with condominium financing experience.
Miscellaneous	Miscellaneous Costs reflects an additional contingency of \$700,000 for unforeseen costs.

CURRENT RESERVATION SCHEDULE •

RESERVATION SCHEDULE

<i>Residence #</i>	<i>Bed / Bath</i>	<i>Sq Ft</i>	<i>Reservation Price Range (Low)</i>	<i>Reservation Price Range (High)</i>	<i>Reservation Mutual Acceptance Date</i>	<i>Deposit Amount Received</i>	<i>Date Deposit Rec'd in Escrow</i>	<i>Date Financing Verified</i>
Waterfront Homes								
101	3 BD + Study / 3.5 BA	3,030	\$5,000,000	\$5,400,000				
102	3 BD + Study / 3.5 BA	3,110	\$5,200,000	\$5,700,000	9/6/2019	\$250,000	9/10/2019	9/6/2019
201*	3 BD + Study / 3.5 BA	3,030	\$5,000,000	\$5,500,000	9/3/2019	\$240,000	9/5/2019	9/4/2019
202	2 BD / 2.5 BA	2,180	\$3,900,000	\$4,100,000	8/21/2019	\$180,000	8/27/2019	8/23/2019
301*	Penthouse - 3 BD / 3.5 BA + Study + Media Room + Exercise Room	4,925	\$9,500,000	\$10,300,000	11/12/2019	\$460,000	11/14/2019	11/13/2019
SW View Homes								
203	2 BD + Study / 2.5 BA	2,465	\$3,400,000	\$3,800,000				
303	3 BD + Study / 3.5 BA	2,805	\$3,800,000	\$4,300,000				
SW / City View Homes								
204	2 BD + Study / 2.5 BA	2,310	\$3,200,000	\$3,600,000	8/21/2019	\$150,000	8/23/2019	8/31/19
304	2 BD + Study / 2.5 BA	2,310	\$3,300,000	\$3,700,000				
Totals			\$42,300,000	\$46,400,000		\$1,280,000		

Reservations require a fully-refundable deposit held at Chicago Title and Escrow of Bellevue

**indicates units with additional waitlist reservations*

MARKET ANALYSIS •

UNEMPLOYMENT RATE

3.4% PUGET SOUND

YOY JOB GROWTH

55K PUGET SOUND

POPULATION GROWTH

1.4M PROJECTED BY 2040
IN PUGET SOUND



NEW CONSTRUCTION UNITS
ABSORBED - HIGHEST IN U.S.
(SEATTLE MSA Q1 2019)

3,400



#1 CITY FOR HIGH-TECH JOB
GROWTH IN PAST 2 YEARS
(SEATTLE)

34K
New Jobs



ECONOMY GROWTH YOY
(SEATTLE)

6.6%



HOMEOWNERSHIP RATE
(KIRKLAND)

63.9%



EATERIES WITHIN A ONE
MILE RADIUS
(KIRKLAND)

68



AVERAGE COMMUTE TIME
(TO DOWNTOWN SEATTLE)

25 MIN.

Sources: Yardi, DataUSA, Department of Numbers, Google Maps, Yelp, Axiometrics, CBRE

SALES COMPARABLES •

1. ONE CARILLON POINT



2. ONE LINCOLN TOWER



★ 3. - 7. KIRKLAND 15



8. ONE88



9. MARINA HEIGHTS



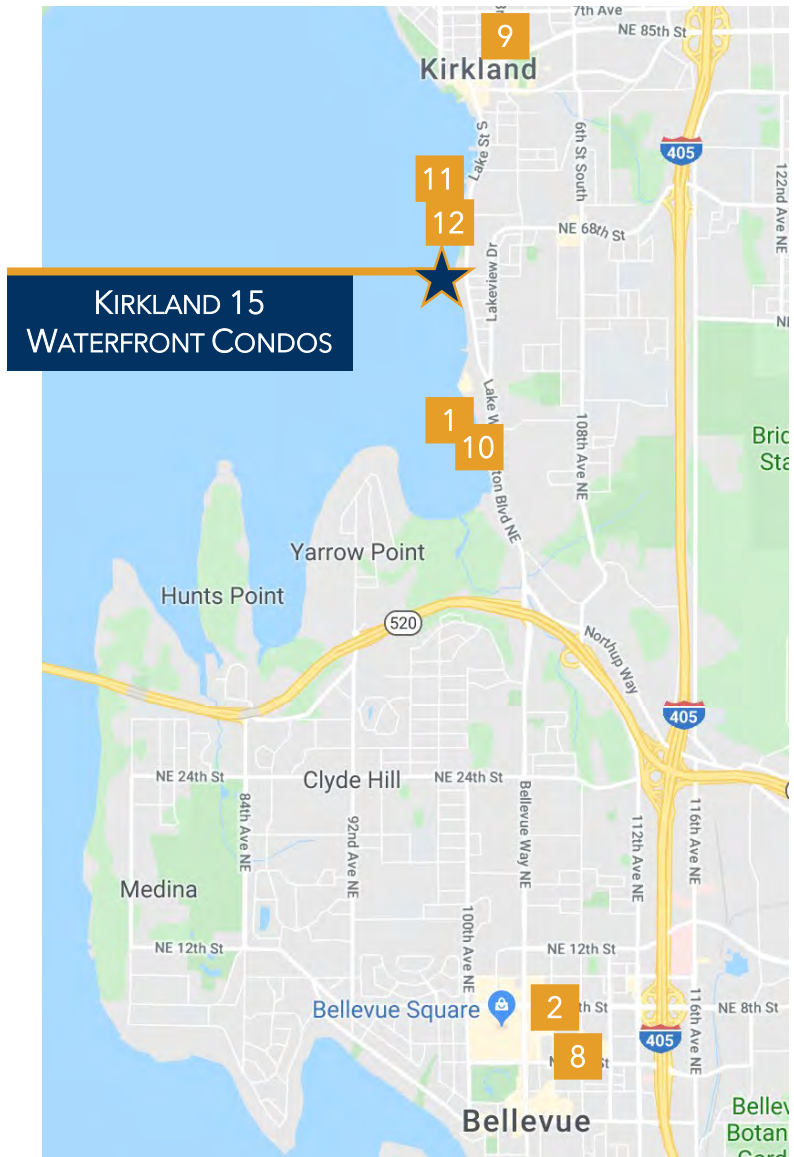
10. ONE CARILLON POINT



11. WATER'S EDGE



12. WATER'S EDGE



SALES COMPARABLES DETAILS •

	PROPERTY NAME & ADDRESS	BED	BATH	YEAR BUILT	SQUARE FEET	PRICE	PRICE PSF
ACTIVE LISTINGS							
1	One Carillon Point 5505 Lake Washington Boulevard NE #1D, Kirkland	3	3.00	1991	3,016	\$4,000,000	\$1,326
2	One Lincoln Tower 650 Bellevue Way NE #4102, Bellevue	2	2.50	2006	4,058	\$6,800,000	\$1,676
PENDING LISTINGS							
3	Kirkland 15 Waterfront Condos 6211 Lake Washington Blvd. #204, Kirkland	2	2.50	2022	2,310	\$3,222,000	\$1,395
4	Kirkland 15 Waterfront Condos 6211 Lake Washington Blvd. #202, Kirkland	2	2.50	2022	2,180	\$3,900,000	\$1,789
5	Kirkland 15 Waterfront Condos 6211 Lake Washington Blvd. #201, Kirkland	3	3.50	2022	3,030	\$4,988,800	\$1,646
6	Kirkland 15 Waterfront Condos 6211 Lake Washington Blvd. #102, Kirkland	3	3.50	2022	3,110	\$5,498,800	\$1,768
7	Kirkland 15 Waterfront Condos 6211 Lake Washington Blvd. #301, Kirkland	3	3.50	2022	4,925	\$9,500,000	\$1,929
8	One88 188 Bellevue Way NE #2104, Bellevue	3	3.50	2020	2,948	\$5,652,500	\$1,917
SOLD LISTINGS							
9	Marina Heights 127 3rd Avenue #P701, Kirkland	3	2.25	1996	2,288	\$3,910,000	\$1,709
10	One Carillon Point 5505 Lake Washington Boulevard NE #4E, Kirkland	2	2.00	1991	2,468	\$4,500,000	\$1,823
11	Water's Edge 925 Lake Street S #101, Kirkland	3	3.00	2001	3,847	\$5,500,000	\$1,430
12	Water's Edge 905 Lake Street S #301, Kirkland	2	2.25	2000	4,265	\$6,100,000	\$1,430

ABOUT BDR HOLDINGS, LLC

The BDR family of companies is renowned for building award-winning new home communities throughout Seattle and the Eastside. From high-end luxury homes in West Bellevue, to modern lakeview homes in Kirkland, to attainable new construction communities in Southwest Seattle, there is a fresh, new BDR currently offered to fit any budget and lifestyle.

BDR has been recognized with major national and local awards for building excellence, including 3-time Builder of the Year! In addition, BDR has been awarded The prestigious national Golden Nugget award for building excellence, over 100 MAME awards for marketing and merchandising excellence, numerous Built Green Awards including the coveted “Green Hammer Award,” 22 Tribute awards, 425 Magazine’s “Builder of the Year” award 2 years in a row (2018 & 2019), and 4 Houzz “Best Design” awards. BDR communities are some of the most successful, exceptionally designed and highly recognized communities in the Puget Sound region. BDR offers exceptional housing choices based on utilizing the highest professional and ethical standards.



AWARDS •



MASTER BUILDERS – 2X BUILDER OF THE YEAR

The principals of BDR have been recognized with the coveted “Builder of the Year” award twice from the Master Builders Association of King and Snohomish Counties.



TRIBUTE AWARDS – BUILDER OF THE YEAR

The annual New Home Council Tribute Awards recognize excellence in new home design, sales, and marketing. BDR has been recognized with 22 Tribute Awards, including the prestigious “Builder of the Year” award.



425 MAGAZINE – 2X BEST BUILDER

The annual 425 Magazine “Be of” awards recognize the Eastsides top companies. BDR Homes was voted “Best Builder” by the readers of 425 Magazine 2 years in a row, in 2018 and 2019.



GOLD NUGGET AWARDS

The annual Gold Nugget Awards recognize builders who improve communities through exceptional concepts in design, planning and development. The principals of BDR have received numerous national Gold Nugget awards for building excellence.



MAME – MARKETING & MERCHANDISING EXCELLENCE

The annual MAME awards recognize marketing & merchandising in the new home industry on a regional and national level. The principals of BDR have received over 100 MAME awards throughout their careers.



BUILT GREEN AWARDS

The annual Built Green awards honor builders for outstanding housing projects that are sustainably designed and built. The principals of BDR have received numerous Built Green awards, including the coveted “Green Hammer Award.”



HOZZ “BEST DESIGN 4X

The Houzz “Best Design” awards recognize the very best in interior design and exterior architecture. BDR has received the Houzz “Best Design” award 4 times.

SPONSOR BIOGRAPHIES •

TODD BENNETT

FOUNDER & CHAIRMAN

Todd Bennett is the Founder & Chairman of BDR, a diversified real estate development company specializing in innovative housing communities throughout the Puget Sound region. During his 30+ year career in real estate development, Mr. Bennett has managed the development of over 4,000 multi-family units. Mr. Bennett manages the formation of independent LLC's to acquire real estate investment projects. Value is added to each project through a combination of development improvements and management efficiencies.

Throughout his career, Todd Bennett and his team have been recognized with major national and local awards for building excellence, including 3-time Builder of the Year. In addition, BDR has been awarded the prestigious national Golden Nugget award for building excellence, over 100 MAME awards for marketing and merchandising excellence, numerous Built Green Awards including the coveted "Green Hammer Award," 22 Tribute awards, 425 Magazine's "Builder of the Year" award 2 years in a row (2018 & 2019), and 4 Houzz "Best Design" awards. Mr. Bennett has also been inducted into the Builder Industry "Hall of Fame" and has been awarded "The Legacy Award" for his lifetime contributions to the building industry.

BDR communities are some of the most successful, exceptionally designed and highly recognized communities in the Puget Sound region. BDR offers exceptional housing choices based on utilizing the highest professional and ethical standards.



SPONSOR BIOGRAPHIES •

KELLY FACCON

VICE PRESIDENT – FINANCE, CPA

Kelly Faccone has over 15 years of Finance and Accounting experience and is responsible for overseeing all finance activities for BDR Companies. Ms. Faccone maintains relationships with financing partners; which includes securing financing and funding for all BDR projects. In addition, she manages the budget, financial modeling, and leads the strategic financial and feasibility analysis on new and existing projects.



JIM DWYER

VICE PRESIDENT – ARCHITECTURE

Jim Dwyer is the Vice President of Architecture for BDR companies. He has been with BDR for 8 years and working with Todd Bennett since 2000. Mr. Dwyer manages the process of designing homes for speculative construction, custom home construction and homes built in resort communities. Once homes are designed, Mr. Dwyer coordinates the process of completing working drawings for each home and manages the process of submitting homes for building permit. In addition, Mr. Dwyer is responsible for completing new plans for the BDR Companies extensive plans library, incorporating the latest in design concepts.



SPONSOR BIOGRAPHIES •

ERIC HARDIE

VICE PRESIDENT - CONSTRUCTION

Eric Hardie has over 20 years in the construction industry and is responsible for coordinating construction purchasing activities for all products that comprise the BDR Family of Companies. Mr. Hardie has primary responsibility to assure the BDR Companies obtain quality products and services at the best possible value. Mr. Hardie builds and maintains relationships with existing trade partners and vets/approves all potential new trade partners. Mr. Hardie is responsible for negotiating vendor contracts, establish builder programs with manufacturers and suppliers, and identifying process improvements within all areas of purchasing.



WENDY BRAGALONE

COMMUNITY MANAGER – EASTSIDE

Wendy Bragalone is the Community Manager for BDR Homes projects located in the Eastside communities of Kirkland and Redmond. As a licensed Real Estate Broker in Washington, Ms. Bragalone is responsible for providing real estate and marketing expertise for BDR Homes. She manages various real estate activities including land acquisition, pre-sale and completed home sales, and marketing event management. Through her on-site presence at completed homes, she provides excellent customer service by informing visitors and clients about BDR's exceptional quality, building processes, and upcoming homes currently under construction. She also actively collaborates with partner Real Estate Brokers to ensure success with each home sale.



SPONSOR BIOGRAPHIES •

MICHELLE SHUR

LEADER – DESIGN

Michelle Shur is the Design Leader for the BDR Family of Companies boasting 20 years as a designer, 15 of which are in the construction industry. Ms. Shur oversees the process of home design and product selections for each BDR project. Working with each home client on a one-on-one basis, she specializes in personalizing each home to a client's unique specifications. She is known for creating timeless luxury designs. Ms. Shur loves design challenges and continually seeks-out cutting-edge designs and trends. Her Design Philosophy is that building a home should be enjoyable and fun while creating a space that a home buyer can enjoy for years.



JEREMY SMITH

DEVELOPMENT MANAGER

Jeremy Smith manages and oversees real estate development projects for BDR Holdings, from land acquisition to bond closure. Mr. Smith's responsibilities include feasibility studies (project economics, land use code interpretation), entitlements and all necessary interaction with government agencies, project team creation and coordination, and production oversight.



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MAKSIM LEVCHENKO

GENERAL MANAGER – EASTSIDE

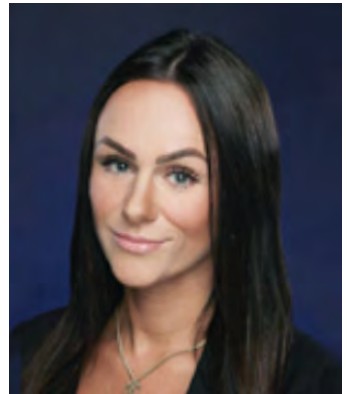
Maksim Levchenko is the General Manager for BDR's Eastside division, including Kirkland and Redmond. From project formulation and development, to the construction phase and home completion, Mr. Levchenko is responsible for overseeing all aspects of BDR's new home communities throughout the Eastside.



AMANDA MIKOLASY

VICE PRESIDENT – ACCOUNTING

Amanda Mikolasy oversees all functions of the accounting department which includes accounting processes, finance, initiatives, and department staff. Ms. Mikolasy has over 15 years of construction experience with 7 years of home building experience. She has overall responsibility for the financial statements for BDR companies and generates additional financial reports for management.



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SHIN HAN

SENIOR STAFF ACCOUNTANT

Shin Han is the staff accountant for BDR Homes. Mr. Han oversees the financial reporting and all related accounting activities for BDR Homes projects.



BRANDON HEISER

MARKETING SERVICES

Brandon Heiser provides contracted marketing services to BDR, including digital and print advertising, e-mail marketing, social media, home promotions, project renderings, and video marketing.

