# INVESTOR NEWSLETTER
## FIRST QUARTER 2019

*The projects highlighted in this newsletter summarize a number of the key successes that have occurred during the 1st quarter of 2019.*

## PRE-DEVELOPMENT COSTS CONVERTING TO ACTIVE PROJECTS

### Oakmont Senior Living (841 North Main Street) - Verona, WI

The senior living project formerly referred to as 841 North Main Street has been branded as Oakmont Senior Living. The three acre site is located along Main Street in Verona, Wisconsin. The development will include a total of 100 units of independent senior housing, indoor programs for residents, public/private dining areas, lounge/pub area, residential courtyard, as well as surface and underground parking. FDG is working through the approval process with the City of Verona and had a submittal at the end of February. Construction on the project is anticipated to start late summer 2019.

### SCC Hospitality - Verona, WI

SCC Hospitality is the hotel portion of the Sugar Creek Commons development located on West Verona Avenue. The four-story hotel will have 120 hotel rooms, a two-story attached events center with capacity for up to 350 people, and surface and underground parking. FDG submitted a Precise Implementation Plan to the City of Verona at the end of February for review. Construction is anticipated to begin in the summer of 2019, with completion in the spring of 2020.

### SCC Buildings B&C - Verona, WI

The first phase of the Sugar Creek Commons project has received all necessary approvals from the City of Verona and construction costs have been finalized. FDG is working with the City to acquire the necessary permits prior to construction. Construction of the first two buildings is anticipated to begin in June. The four-story buildings will front West Verona Avenue and house 143 apartment units, with 26,000 square feet of commercial retail space on the ground floor. Both buildings are expected to be completed by the fall of 2020.

## PROJECTS IN CONSTRUCTION

### Highlands of Netherwood - Oregon, WI

Construction on the first portion of Phase I of Highlands of Netherwood consisted of 14 lots and was completed in December. Building permits were available for lots 2-6 & 93-96 by mid-January and Encore Homes started home construction on lot 3 shortly thereafter. Binder will be put down in April for the portion of lots

that were completed at the beginning of the year. Construction on the remaining portion of Phase I began on April 1st with earthwork and installation of sanitary sewer. Construction will finish by the end of June and the remaining lots in Phase I will be available for builders at that time.

### Cardinal Estates - Sauk City, WI

Construction on the second addition to Cardinal Estates, a single family subdivision located in Sauk City, Wisconsin, began last fall and will be completed by June. Construction this spring has included putting in the roads and paths for the second addition, as well as spreading topsoil. Second addition lots are currently available for building.

### Highway PF - Prairie Du Sac, WI

FDG is working to get the Kwik Trip site off of US Highway 12 in Prairie Du Sac, ready for construction. Earthwork, sanitary sewer, and watermain installation began on March 27 and will continue through the month of April. Pad delivery will be April 29. Off-site improvements on US Highway 12 and CTH PF are scheduled to start in May and will be completed by June 30.

*As an investor in one or more of the funds that is being managed by Forward Development Group, if you have any questions relating to other projects that are not highlighted do not hesitate to contact:*

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## ACTIVE FDG DEBT/EQUITY FUNDS

- KPW Hospitality, LLC Equity Placement
- SCC Mixed-Use, LLC Equity Placement
- Windsor Crossing 2018 Note Fund, LLC
- Fox Highlands 2018 Note Fund, LLC

*The projects featured in this newsletter are examples of the work made possible with your investment dollars. Forward Development Group will continue to strive to deliver quality projects in established markets. We thank you for your continued support and look forward to what the rest of 2019 will bring.*

**FORWARD DEVELOPMENT GROUP, LLC**

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