

SAN LUIS VALLEY

Colorado Genuine





- The San Luis Valley is original Colorado surrounded by majestic mountain ranges cradling the state's most fertile valley at the headwaters of the historic Rio Grande — a spiritual center of indigenous American populations enhanced by a rich Hispano legacy; that today embraces a natural diversity of the essence of Colorado.
- The uniqueness of this high altitude 8,000 square mile region is an expansive sense of place that has abundant sunshine, open blue skies and vivid starlit nights. With our distinctive communities and supportive business environment, the valley is a journey with a destination for everyone. This big city alternative promises to be a place that awakens your potential & sustains opportunity.



SIX CENSUS TRACTS, ONE PROSPECTUS!

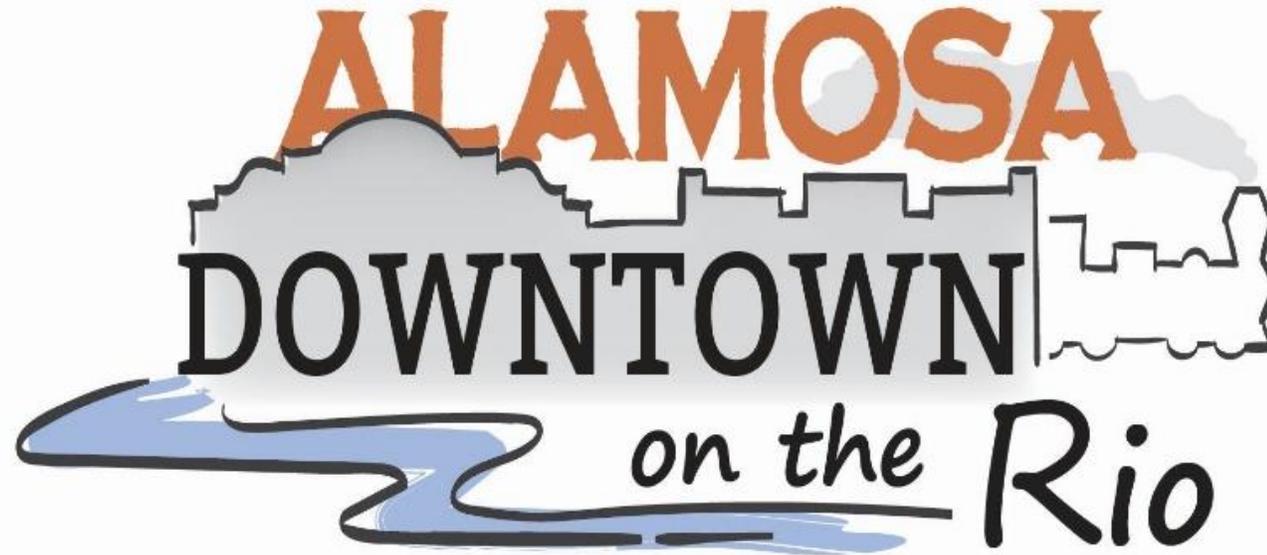
- Yossarian Capital Partners (“YCP”) is a corporate advisory firm established in 2015 with the aim of revitalizing small, underserved communities across America by harnessing the power of patient capital to drive impactful economic growth and development. Our 18 years combined experience in investment banking, private equity investing, and securities law compliance makes us well positioned to help the San Luis Valley Development Resources Group & Council of Governments (“SLVDRG”) reshape its economic development efforts by targeting patient capital seeking to avail itself of the tax incentives available through Opportunity Zone investments.



SAN LUIS VALLEY
DEVELOPMENT RESOURCES GROUP
&
COUNCIL OF GOVERNMENTS



ALAMOSA DOWNTOWN



- <https://cityofalamosa.org/departments/city-planning/alamosa-downtown-project/>
 - **EPS, Inc.:** <https://www.epsys.com/>
 - Economic and Planning Systems, Inc. (EPS) is a land economics consulting firm



BIOFUELS AND ENERGY LLC

- Biofuel is looking for \$2.8 M equity for a \$8.8 M project that assumes raising \$708 K in New Market Tax Credit sales and 60% debt/40% equity financing. ROI will be 26%. I am developing a one pager that would lay out in more detail the return for Seed Round investment (\$840 K) and will have approx. 38% ROI.
- The Farm bill legalized hemp in entire U.S. and the market for our solvent-grade ethanol to the CBD oil extraction industry just got larger!



KINDRED SPIRIT CARE CENTER

- The San Luis Valley in the southern Colorado mountains is in dire need of additional Alzheimer/dementia care facilities. At present, there is only one 6 bed facility in Alamosa serving a year-round population of approximately 50,000 people. Statistically, based on national number and Colorado Alzheimer Association, there are nearly 700 individuals here afflicted with this devastating disease. When these people need 24-hour care in the later stages of the disease, most families are forced to place their family member in places like Pueblo, Colorado Springs, Denver, and elsewhere outside of the Valley.
- This project has possession of a 9-acre parcel of land next to commercially zone property that has a deep hot water artesian well capable of heating a building. This would be the location of the center in the south Alamosa area. It has good public access. A facility could be constructed there to start meeting the local need and have room for expansion.
- A 7000 square feet at a current new construction rate of \$125 per square foot would involve an \$875, 000 investment for the building plus access roads, parking, curb and gutter. An outside landscaped garden/foilage area with a walking path and seating would be needed for the patients to get outdoors as needed. Overall, a capital investment of \$1 to 1.2 million dollars is indicated.
- An anticipated profit and loss projection based on a 12-bed facility at \$6,000 per patient per month and associated expense projections is available.



LET US BE YOUR GUIDE TO THE SAN LUIS VALLEY

KEVIN WILKINS, CECD
EXECUTIVE DIRECTOR



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610 STATE AVENUE, SUITE 200
PO BOX 300
ALAMOSA, CO 81101
PHONE 719-589-6099
CELL 719-580-6099
WWW.SLVDRG.ORG
KWILKINS@SLVDRG.ORG

