



RIVER BLUFFS DEVELOPMENT CORPORATION

RIVER BLUFFS 2021

DEVELOPER REPORT

2021 BY THE NUMBERS

146 LOTS SOLD/CLOSED IN 2021

375 LOTS CLOSED SINCE 2014

**24 LOTS UNDER CONTRACT AT
YEAR END**

306 HOMES VS. 200 IN 2020

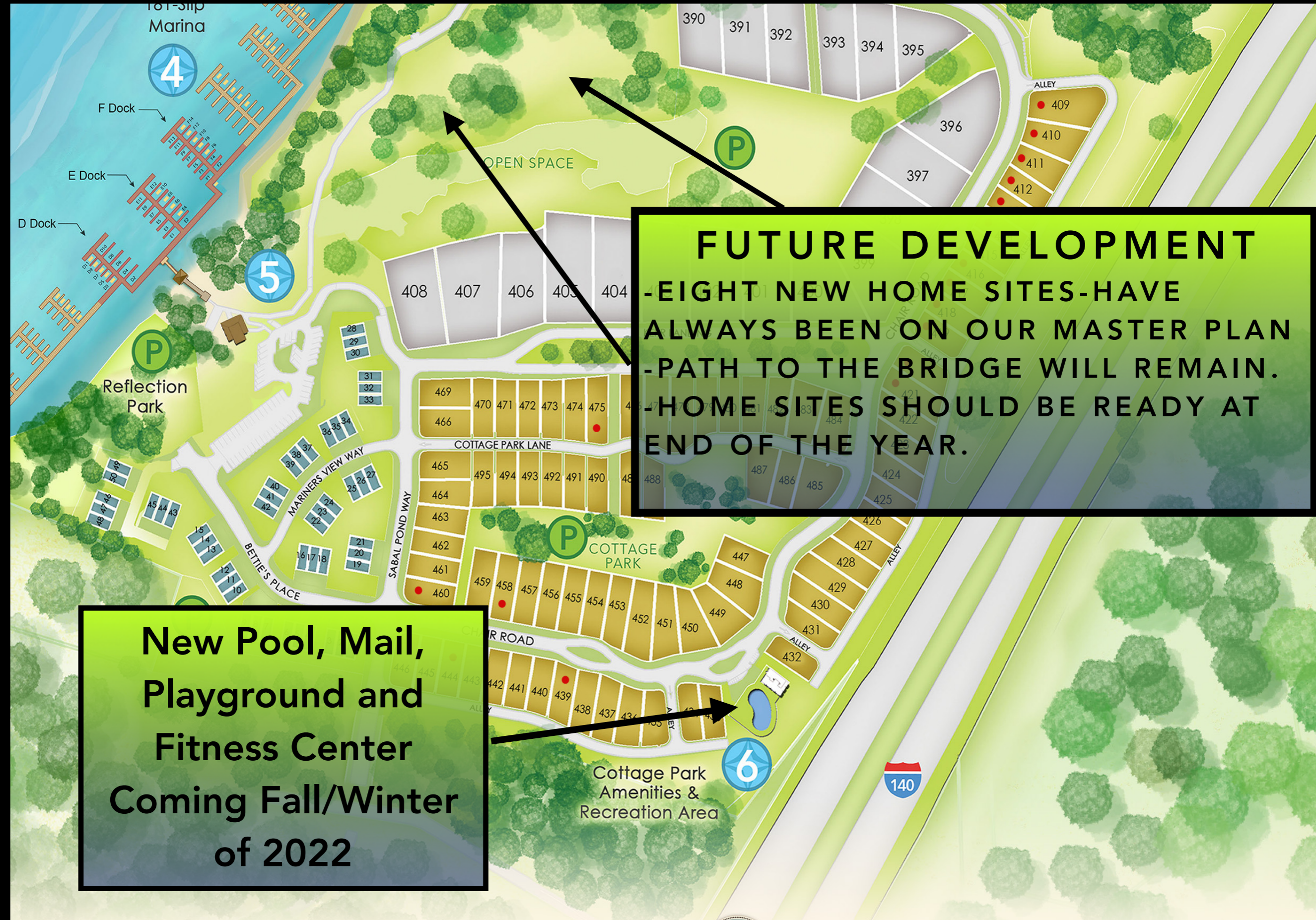
23 RESALES-AVG. \$503,582



**Average Of Closed And Under
Contract Homes 2020 Vs. 2021**

**2021 Avg Of
Under
Contract
Homes**

	2020	2021	
Garden Homes	\$341,216	\$352,241	\$392,667
Single Family	\$488,732	\$501,922	\$701,021
Premier Single Family	\$446,292	\$474,076	\$522,757
Cottage Park	\$351,180	\$371,435	\$389,427
River Front	\$971,342	\$971,342	\$1,201,000



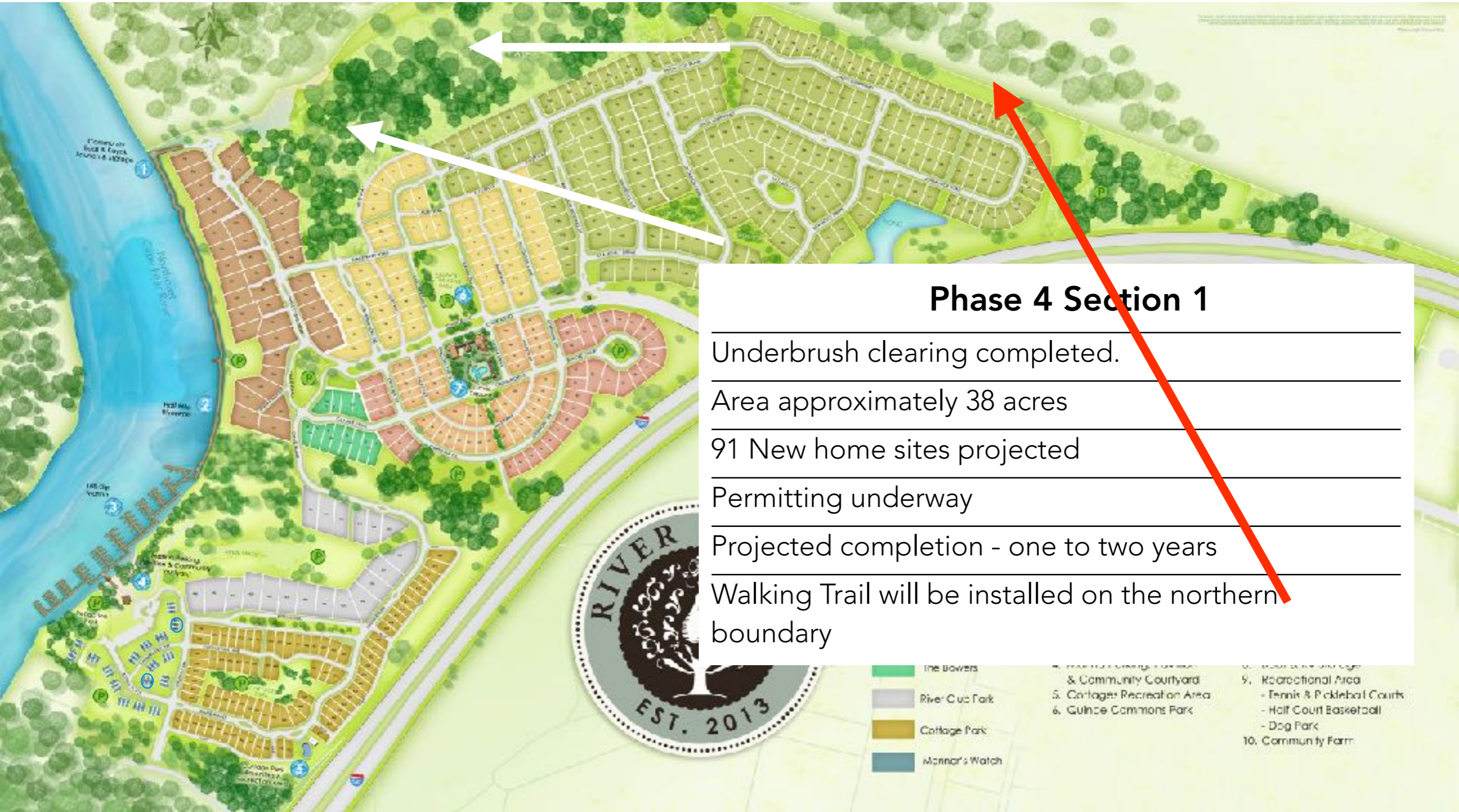
FUTURE DEVELOPMENT
-EIGHT NEW HOME SITES-HAVE ALWAYS BEEN ON OUR MASTER PLAN -PATH TO THE BRIDGE WILL REMAIN. -HOME SITES SHOULD BE READY AT END OF THE YEAR.

New Pool, Mail, Playground and Fitness Center Coming Fall/Winter of 2022

COTTAGE PARK



● SOLD LOT
■ LOT COLOR



Phase 4 Section 1

- Underbrush clearing completed.
- Area approximately 38 acres
- 91 New home sites projected
- Permitting underway
- Projected completion - one to two years
- Walking Trail will be installed on the northern boundary

- 1. The Bowers
- 2. River Club Park
- 3. Cottage Park
- 4. Morrison's Watch
- 5. The Bowers & Community Courtyard
- 6. Cottages Recreation Area
- 7. Guinze Commons Park
- 8. The Bowers & River Club
- 9. Recreational Area
 - Tennis & Pickleball Courts
 - Half Court Basketball
 - Dog Park
- 10. Community Farm



MARINER'S WATCH



- SOLD LOT
- LOT COLOR

-Sunset Reach property to our south

-Community-wide security, camera systems

-Speeding in the community

-Parking in the community.

-River Club?

-Chair Road

-Governance of the HOA. RAC to remain in place until new Board is appointed in first quarter of 2022.



RIVER BLUFFS MARINA AND PAVILION

36 SLIPS IN PLACE-MORE TO BE ADDED AS MARKET DEMANDS

SLIPS ARE OWNED "FEE-SIMPLE" AND OWNERS GET A DEED

SLIPS ARE PRICED BY THE LINEAR FOOT-LENGTH OF THE SLIP

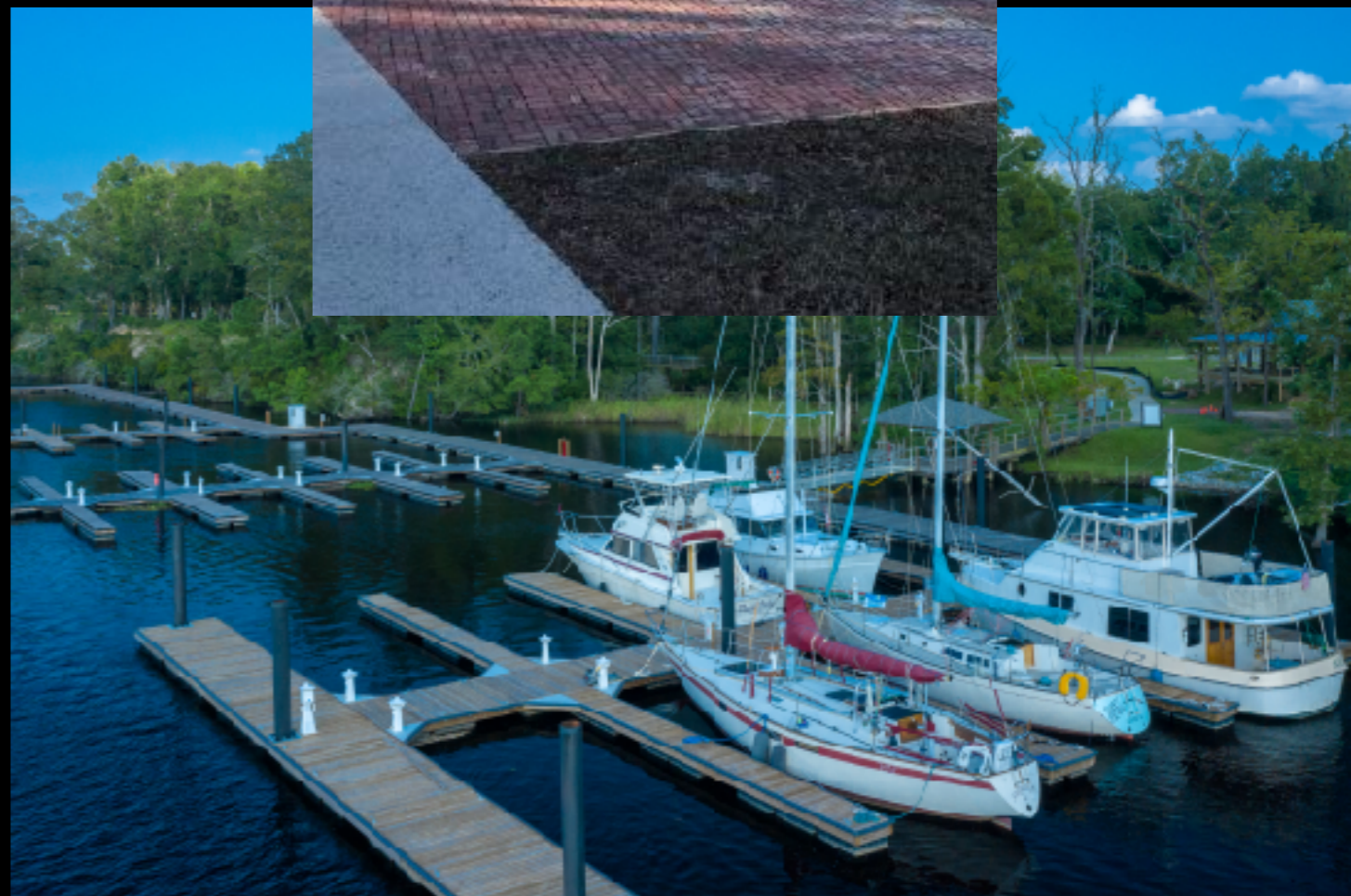
ELECTRICAL AND WATER SYSTEMS IN PLACE AND COMPLETE

GRILLS AND EXTERIOR LIGHTING ADDED TO PAVILION

SLIP LENGTHS ARE 25',30' AND 35'

THE SOA AND HOA WILL SPLIT MAINTENANCE OF THE RIVERWALK FROM THE DIVERTER SOUTH

CONTACT GEORGETTE IN THE SALES OFFICE FOR ADDITIONAL INFORMATION



THE REALITIES OF BUILDING AND DEVELOPING THESE DAYS

Construction costs have increased so much so that the average increase per-house exceeds \$45,000 in River Bluffs.

The time it takes to build a home has increased almost two-fold, from six months to almost a year.

The stories you hear about the scarcity of building products is real.

Regulatory approvals for things like building permits, plan reviews, engineering etc. are all taking considerably longer.

The community remains an active construction site and will until completed.

