

PRAIRIE FIRE DEVELOPMENT GROUP

LEXINGTON, NE

PRAIRIE FIRE HISTORY AND OVERVIEW

- Partners and owners Kelley Hrabe (development) and Rudy Manes (construction) formed Prairie Fire Development and Prairie Fire Construction in 2012
- Vertically integrated real estate development company– development and construction
- Primary focus on multifamily, workforce, senior and historic renovation projects
- Team background includes real estate, finance, urban planning, economic development, site selection, construction, accounting and architecture
- Projects in Baxter Springs, KS, Moundridge, KS, McPherson, KS, South Hutchinson, KS, Ottawa, KS, Kansas City, KS/MO, Newton, KS, York, NE, Red Oak, IA, Harlan, IA
- Pending proposals and prospects in Kansas, Nebraska, Oklahoma, Colorado, New Mexico
- Business Philosophy
Plan, develop and manage viable real estate projects based on achievable market demand while maximizing returns to stakeholders



DEVELOPMENT TEAM MEMBERS



Kelley Hrabe, NPCC, TCS, MUP
Founder/Owner

Kelley Hrabe has over twenty-five years of experience in consulting, urban planning and housing development. His credentials include extensive experience in affordable senior and multi-family housing developments. He also comes with a solid background of developing projects based on pro forma, market analysis, and financing. He has developed proprietary go/no go financial models for real estate developments and has cultivated and implemented sound business strategies for project specific and business related entities.

As an urban planner, he is constantly researching urban planning, demographic, and economic trends as it impacts housing development trends. His council has been sought throughout the region and he has been appointed to several economic development councils of the city's various entities.



Jared Nook, MArch, MAcc, NCARB
Owner Representative / Principal - Development and Construction

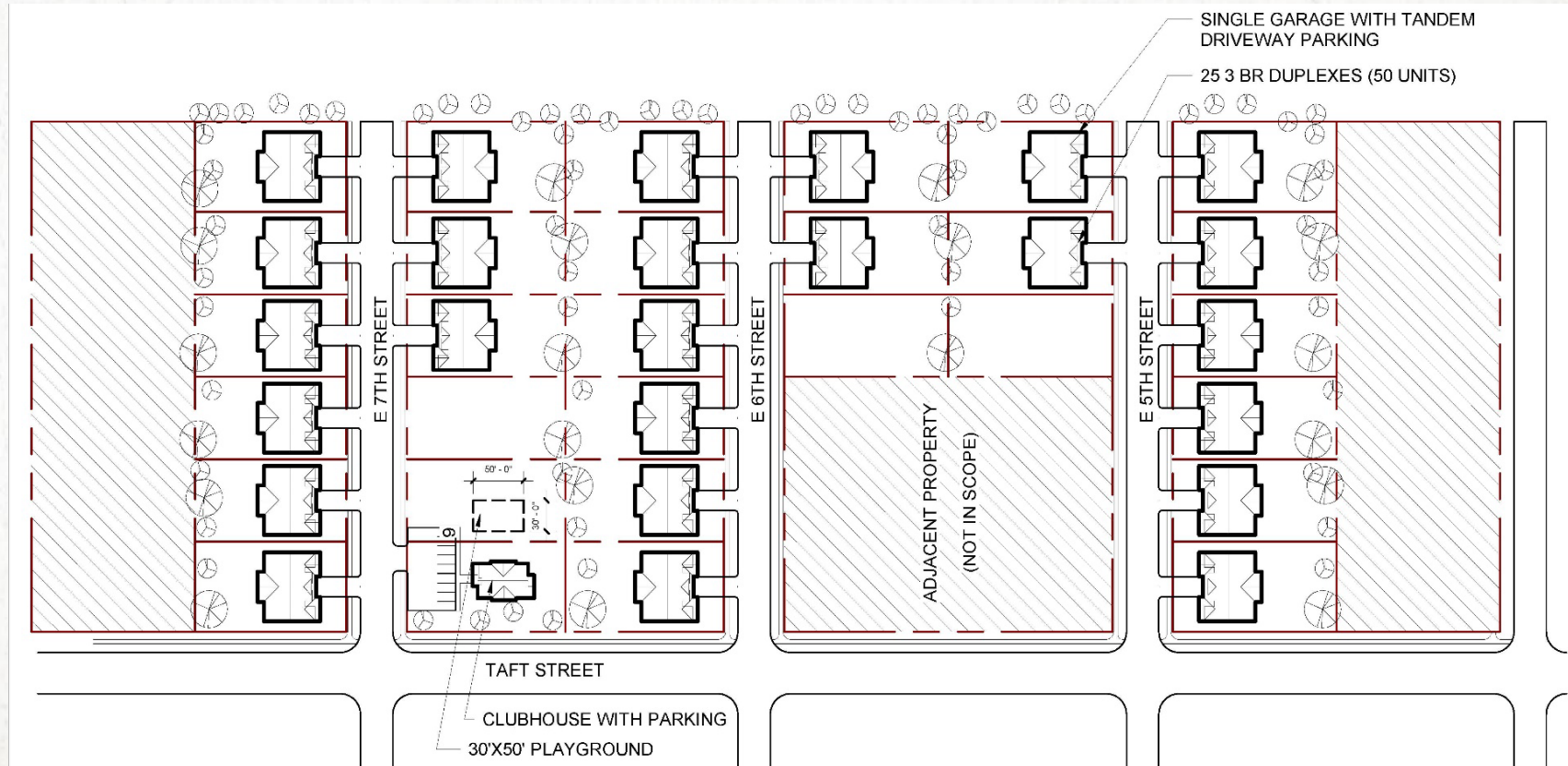
Jared has a unique background in both accounting and the architecture profession. After graduating with a bachelor's and master's degree in accountancy, he began his career as an auditor for a global accounting firm and then as a corporate accountant at a large AEC firm. Following his passion for design, he returned to school to get his Masters in Architecture. He worked for a national AIA award-winning firm and worked on new construction projects at some of the nation's most prestigious universities and large Fortune 500 companies.

Jared's perspective from both the accounting and architectural fields help in his ability to understand the intricacies of the construction process while bringing an added layer of financial understanding to the larger development picture. Jared has been integral in analyzing and establishing relationships in new markets as well as successfully getting projects awarded and financed.

PRAIRIE FIRE BUILDING DESIGN

PROPOSED SITE PLAN

- 25 duplex units
- 3 Bedroom
- 2 Full Bath
- 1 clubhouse
- Playground



PRAIRIE FIRE BUILDING DESIGN

PROPOSED FLOOR PLAN

- 3 bedrooms
- 2 full bathrooms (en suite master bath)
- Open living / dining / kitchen
- High Energy Efficiency HVAC, Appliances, Insulation and Air Sealing
- Single car garage
- Accessible clearances throughout
- Washer / Dryer hook-up
- Approximately 1,360 SF of living space
- Subject to final underwriting, state requirements and budget



PRAIRIE FIRE BUILDING DESIGN ELEVATIONS EXAMPLES



York, NE (taken while under construction)



PRAIRIE FIRE BUILDING DESIGN

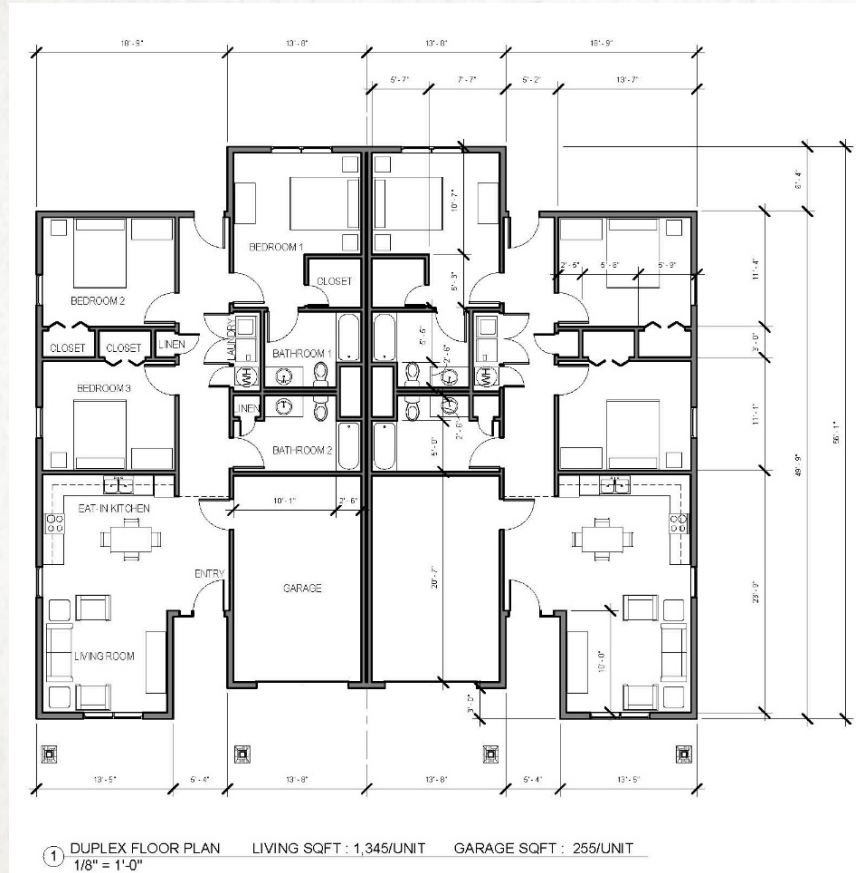
HIGH QUALITY BUILDINGS

- Ply-Gem Stone facades
- Tamko Roofing products
- Luxury Vinyl Tile Planks & Carpet Flooring
- Landscaping
- Front porches and rear patios
- Varied elevations and exterior color schemes to add variety to the neighborhood
- As our own in house general contractor, we seek to find qualified trade partners in the local workforce as well as local suppliers and vendors
- Typical materials used on past project; subject to final underwriting, state requirements and budget



Newton, KS (taken while under construction)

VISTAS AT MEADOW GROVE – 48 UNITS YORK, NE (UNDER CONSTRUCTION)



PRAIRIE VIEW ESTATES- 34 UNITS OTTAWA, KS (UNDER CONSTRUCTION)



PEMBERTON PLACE SENIOR RESIDENCES- 80 UNITS KANSAS CITY, KS (COMPLETED 2011)



PRAIRIE FIRE RESIDENCES – 63 UNITS NEWTON, KS (COMPLETED JULY 2018)



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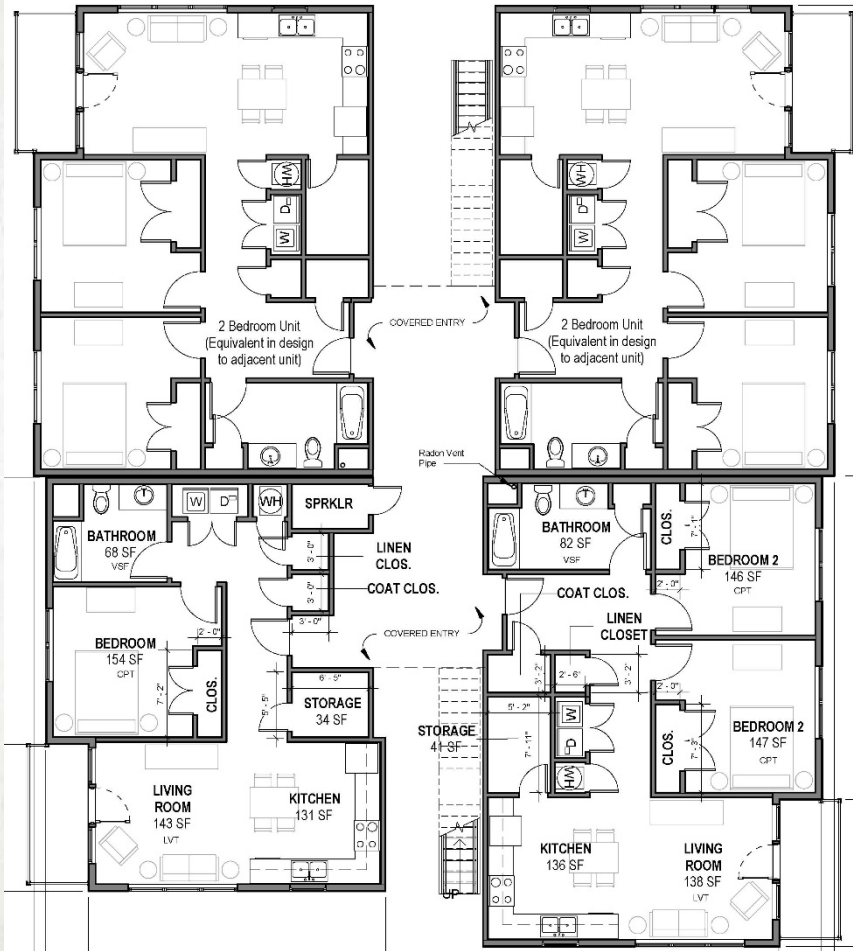
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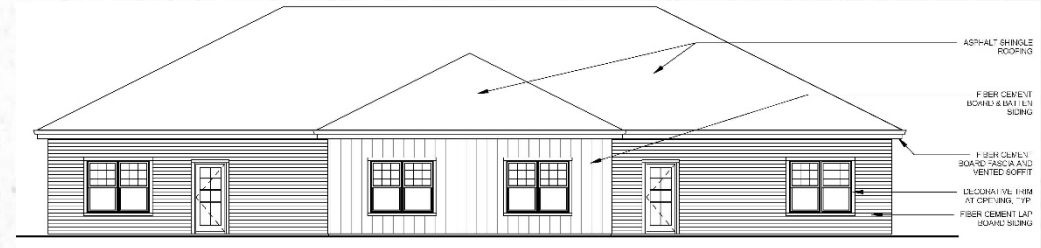
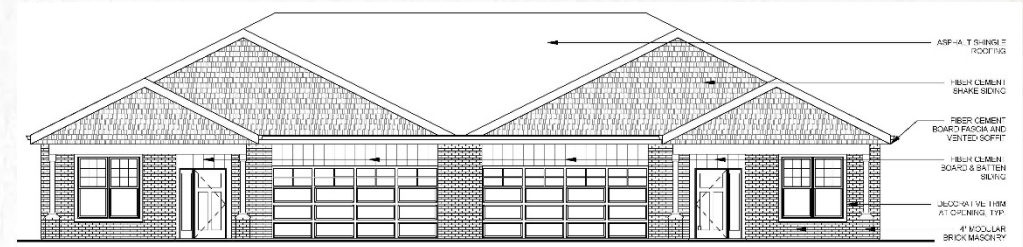
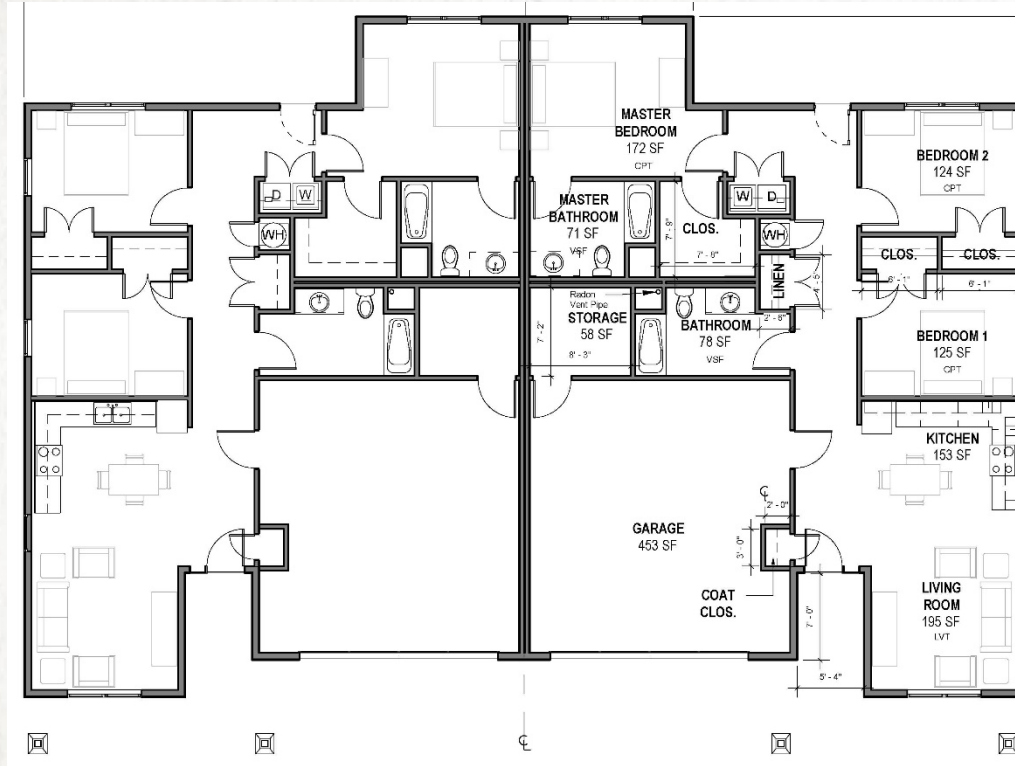
MEADOW VIEW – 42 UNITS MOUNDRIDGE, KS (COMPLETED 2016-2017)



CHRISTIANSEN MEADOWS – 40 UNITS HARLAN, IA (PRECONSTRUCTION)



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BLVD LOFTS – 50 UNITS KANSAS CITY, KS (PRECONSTRUCTION)



CP LOFTS – 108 UNITS KANSAS CITY, MO (COMPLETED 2016-2017)

