



NevCo West  
Community  
Land Trust

*Housing  
Within Reach*

Investment Opportunity  
With Community Benefit

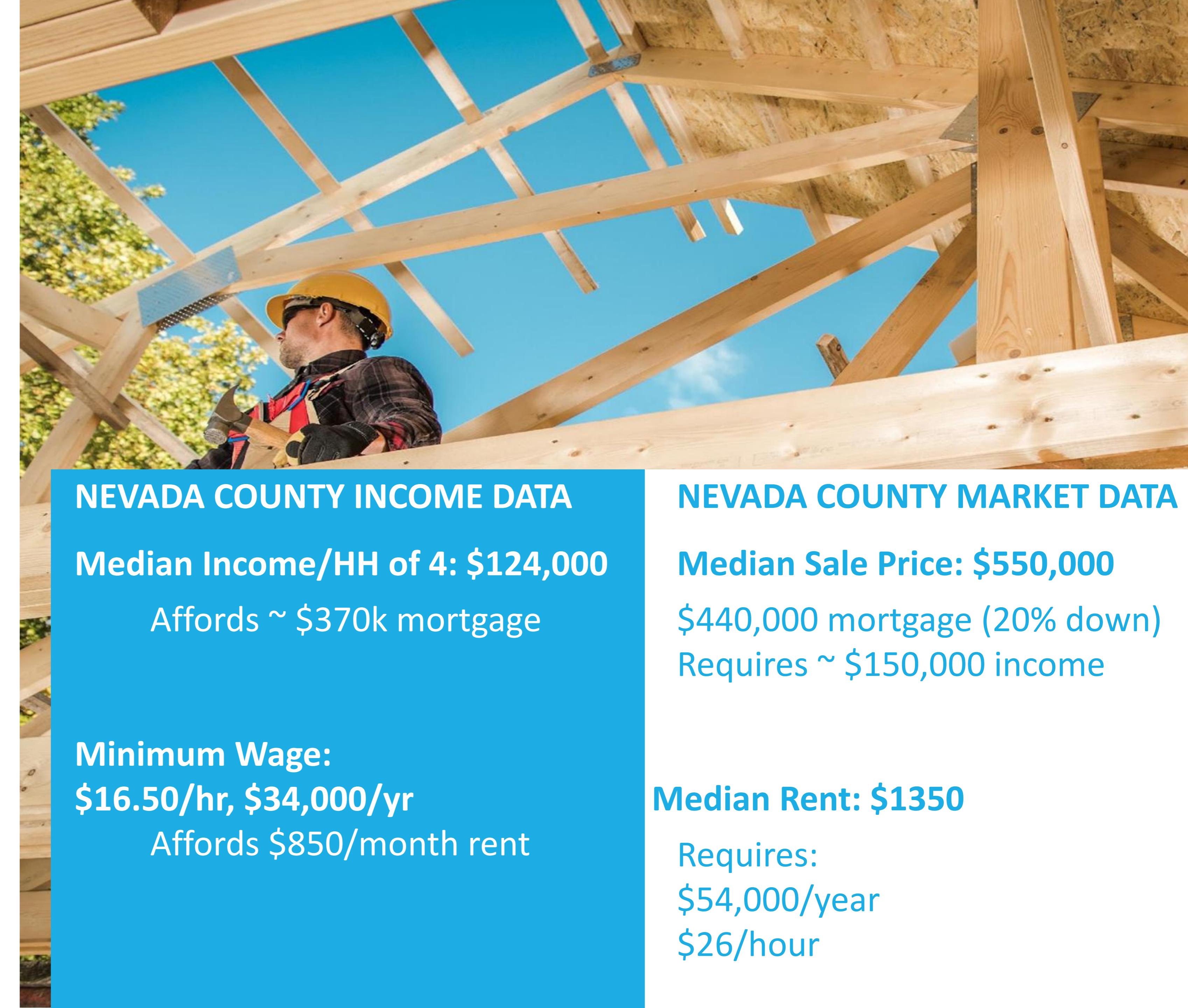
# OUR CHALLENGE

The cost of housing greatly exceeds what the middle to lower income demographic in our area can bear.

**30% Gross Monthly Income  
= Amount Lenders Finance**

or

**Rent People Can Afford**



## NEVADA COUNTY INCOME DATA

**Median Income/HH of 4: \$124,000**

Affords ~ \$370k mortgage

**Minimum Wage:  
\$16.50/hr, \$34,000/yr**

Affords \$850/month rent

## NEVADA COUNTY MARKET DATA

**Median Sale Price: \$550,000**

\$440,000 mortgage (20% down)  
Requires ~ \$150,000 income

**Median Rent: \$1350**

Requires:  
\$54,000/year  
\$26/hour



## THE NEED

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### In Nevada County:

- **38.4% of households are lower income (under 80% AMI)<sup>1</sup>**
- **49.2% of households pay >30% of income on housing<sup>1</sup>**
- **17% of children are at risk of homelessness<sup>2</sup>**

<sup>1</sup> Nevada County Housing Element

<sup>2</sup> Nevada County HHS

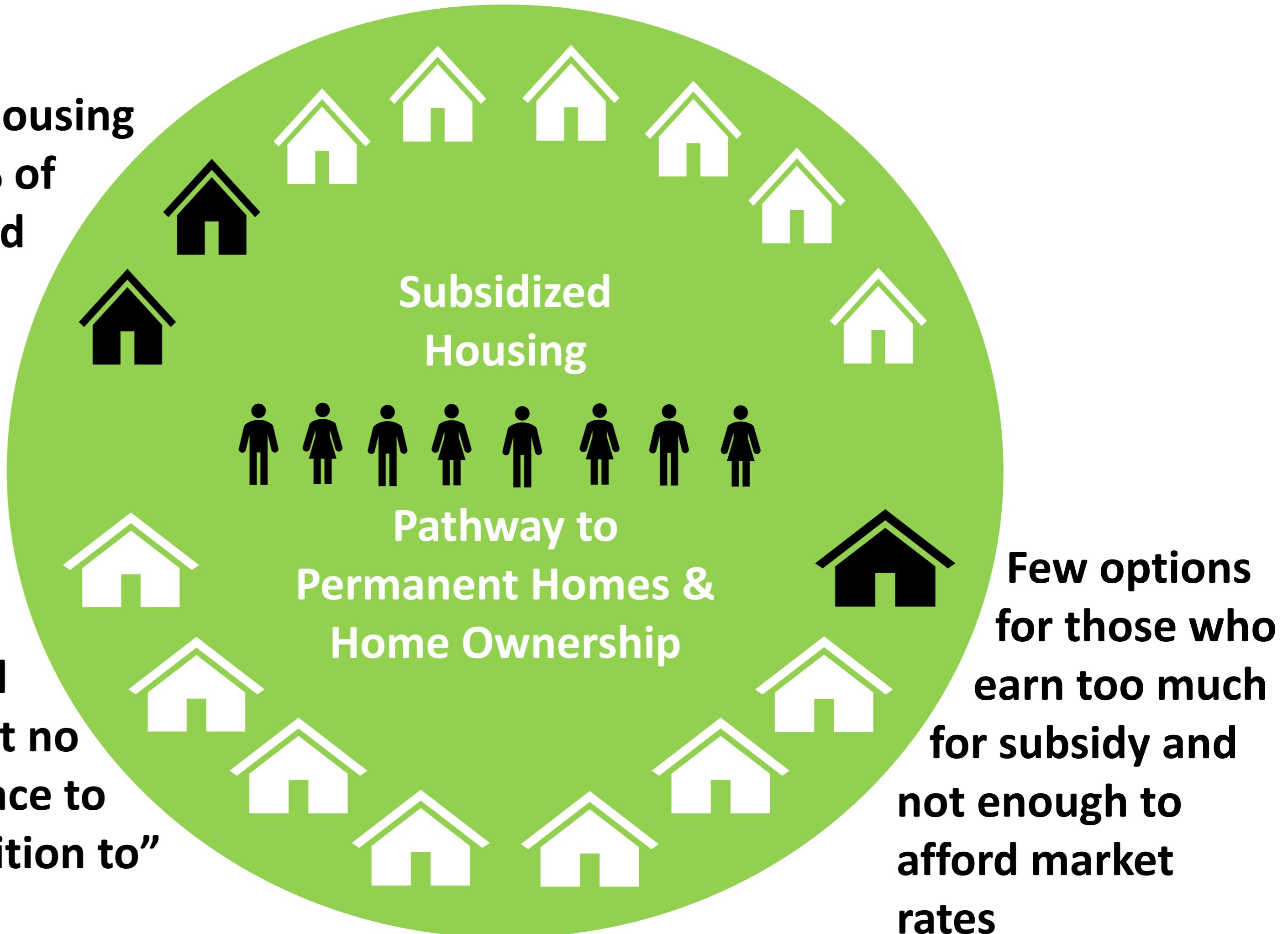
# Nevada County



The recently completed Cashin's Field subsidized housing complex in Nevada City had a waitlist of over 1000 households.

# Housing Gaps

**Subsidized housing for only 25% of those in need**





# SOLUTIONS

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## We build housing within reach...

For our farmers and teachers, for single parents, the young just starting out and elders on fixed incomes, for our workforce who need a pathway to permanent housing...



# Affordable



Up to 80% AMI  
30% gross income

## GOAL: Rent or Mortgage Aligned with Income

Our model starts with what lower income households can afford—housing at no more than 30% gross monthly income.

AMI 2025	HH1	HH2	HH3	HH 4
<b>Moderate 120%</b>	\$104,650	\$119,600	\$134,550	\$149,500
30% gross	\$2,616	\$2,290	\$3,364	\$3,737
<b>Median 100%</b>	\$87,200	\$99,700	\$112,150	\$124,600
30% gross	\$2,180	\$2,493	\$2,804	\$3,115
<b>80%</b>	<b>\$69,760</b>	<b>\$79,760</b>	<b>\$89,720</b>	<b>\$99,680</b>
30% gross	\$1,744	\$1,994	\$2,243	\$2,492
<b>Low &lt;80%</b>	\$63,700	\$72,800	\$81,900	\$91,000
30% gross	\$1,590	\$1,820	\$2,048	\$2,275
<b>Very Low &lt;50%</b>	\$39,850	\$45,500	\$51,200	\$56,900
30% gross	\$996	\$1,135	\$1,280	\$1,420

Source: HCD 2025 based on HUD



NevCo West CLT

# How We Provide Housing Within Reach—of Everyone

## 1. Build affordably.

We reduce the cost of construction through smart design and sound project management so units can be leased or sold at below market rates—without subsidy.

## 2. Offer win-win financial solutions.

We provide residents a pathway to home ownership and funders surplus to reinvest for the benefit of the greater community.

## 3. *Preserve* affordability.

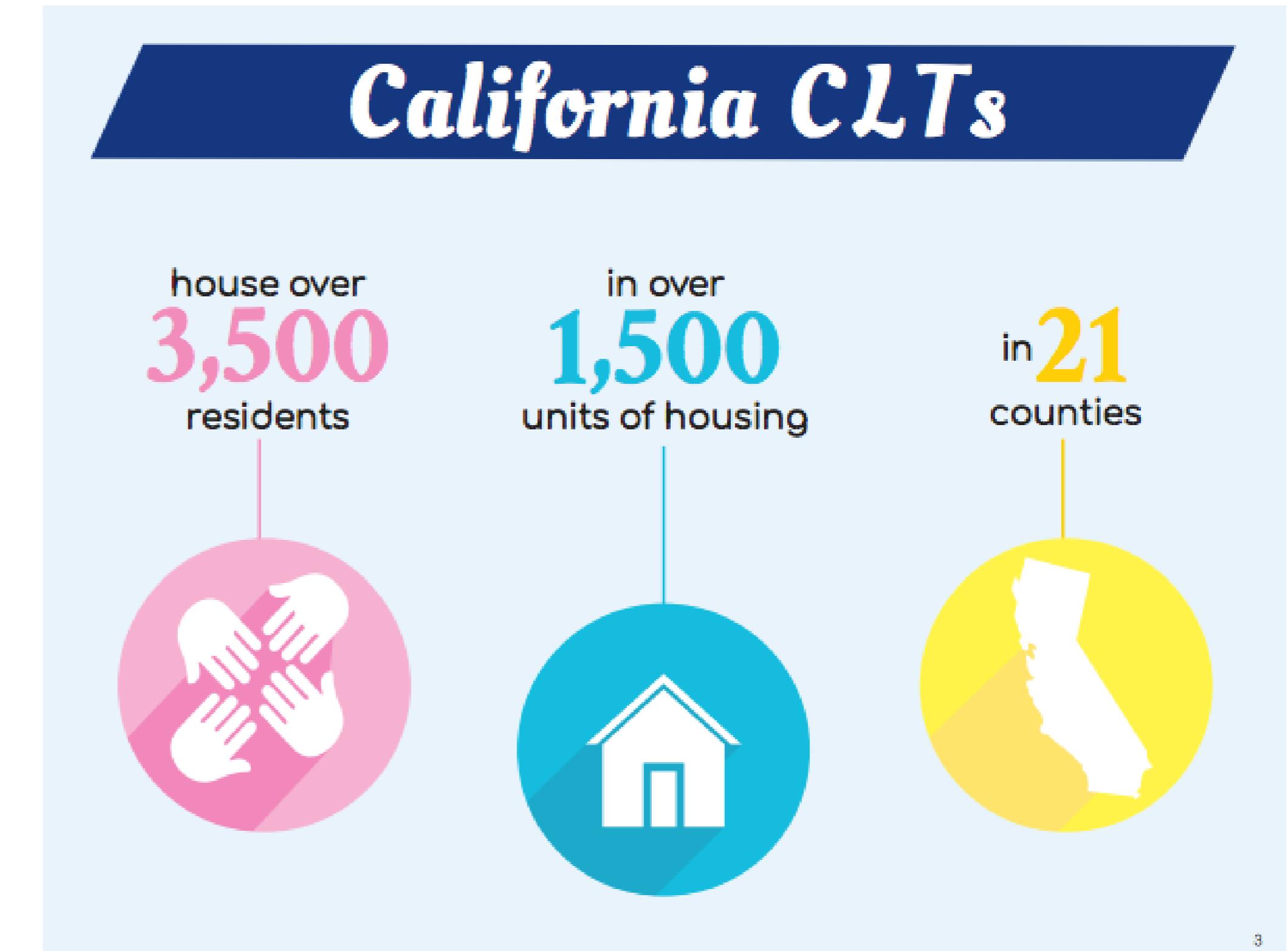
We develop housing through a Community Land Trust (CLT) that limits rent and appreciation increases to no more than AMI increases.

# Community Land Trust (CLT)

A CLT is a nonprofit 501c3 whose sole purpose is to acquire and/or develop land, housing, and commercial properties to keep them affordable.

- Land is secured via long term “ground leases” at below market rates (renewable 99 year terms).
- Housing is kept affordable by ground leases and state CLT laws:
  - Limited to HHs earning up to 120% AMI
  - Lease or sale rates at <30% gross monthly income
  - Rates may increase no more than AMI increases.
- Commercial space for economic development is kept affordable to local small businesses.

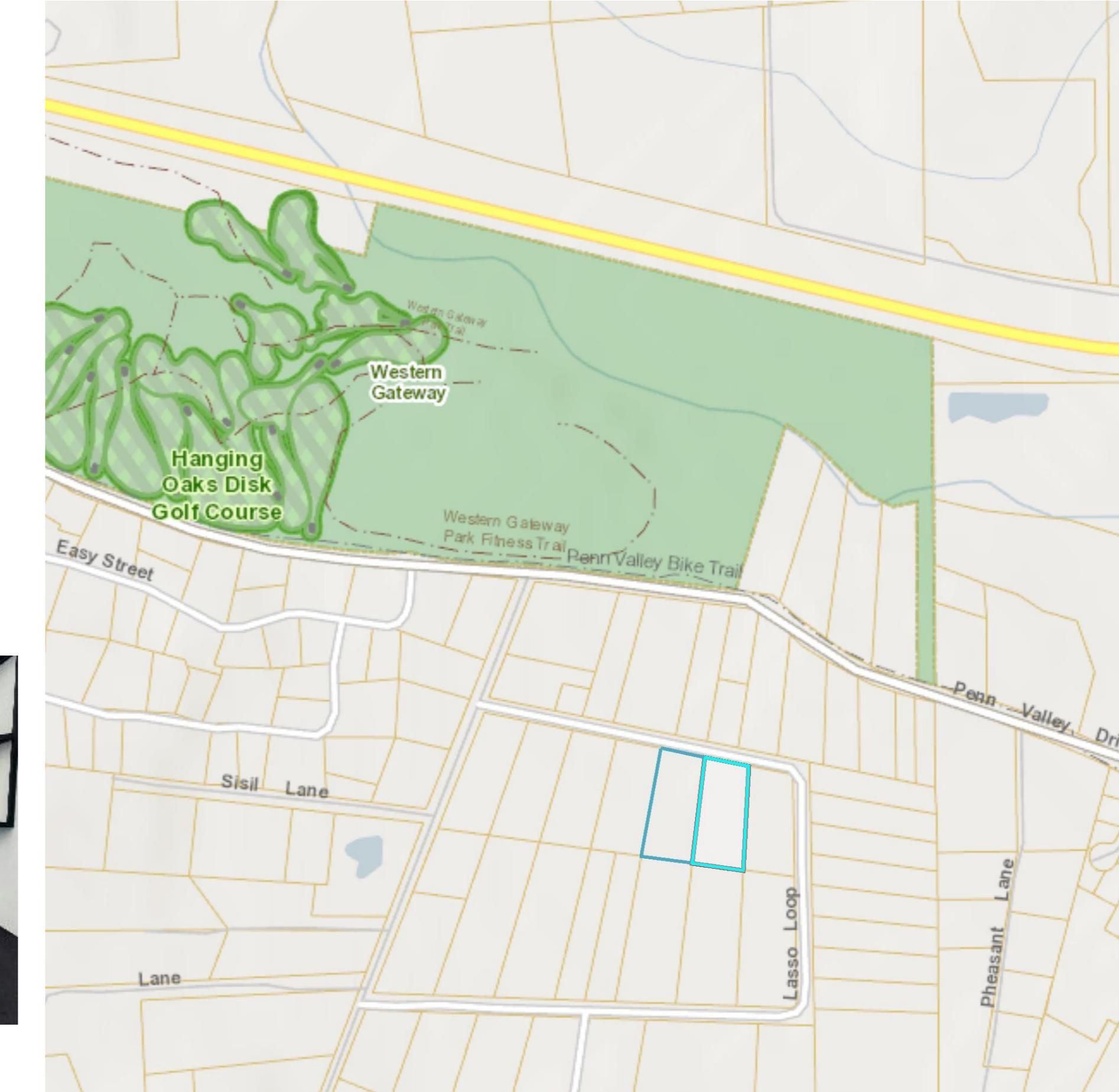
Investors and donors may receive tax benefit.



Property tax assessments < market rates.

# Lasso Loop Properties: Penn Valley Town Center, 20 Residents

We are currently developing the CLT's first prototype project, funded by social impact investors.



**2 Parcels, each with three 2BR units (6 units total)**

**Phase 1 Completed: 2 duplexes/4 units, up to 14 residents**

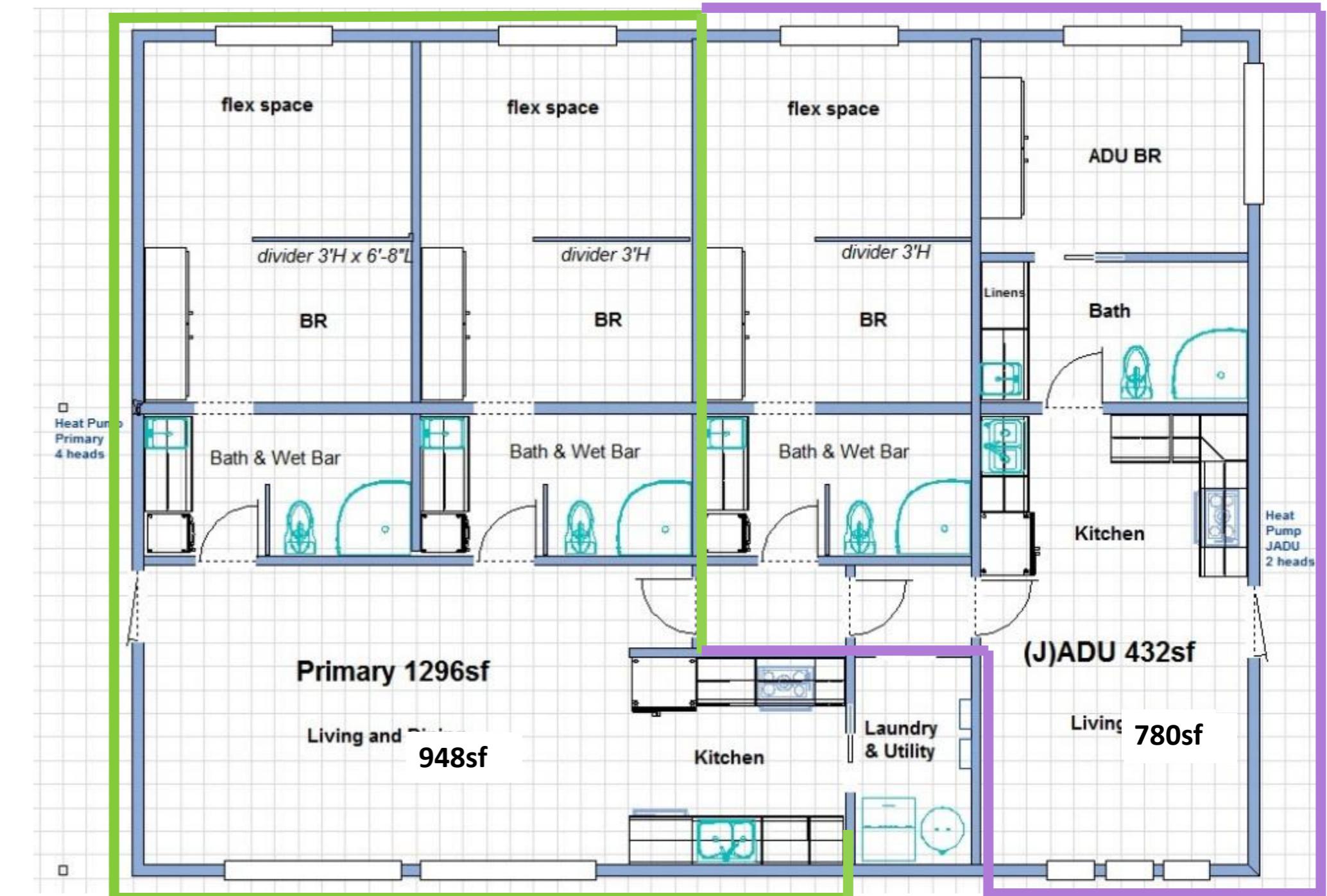
**Phase 2 Under Construction: 2 detached ADUs, additional 6 to 8 residents**

# FOR SALE: Lasso Loop Duplex Investment Property, 1 or Both Units

**Total Duplex 1728sf: \$670k**

**Unit A, Primary 2BR/2BA 948sf: \$355k**

**Unit B, ADU 2BR/2BA 780sf: \$315k**



**Maintenance-free**

**Fire-safe**

**Energy-efficient**

## Rent Model:

Even at below market rent rates, investor yield is 5% Year 1 and up to 7% Year 10.

# Lasso Loop Social Impact Investment

## Financial Summary: Primary-ADU Duplex as Rentals

Type of Unit	Total SF	Sale Price	Monthly Rent	Net Profit *
2BR #1	948	\$355,000	\$1995	\$17,640
2BR #2	780	\$315,000	\$1850	\$15,840

\*Net profit after property taxes, insurance, property management fees, and reserves for maintenance, repairs, replacement

*“We invested in the project because the financial fundamentals were sound and well considered, and NevCo West CLT proved they can execute.”*

Kevin Bundy, Bundy Family Trust, lead investors

## CLT Stewardship:

Enjoy stable monthly income, without the hassle of managing a rental property.

## Property Management

**NevCo West CLT provides:**

- Tenant recruitment and screening
- On-site property manager
- Management of maintenance and reserves for repairs
- Bookkeeping and reporting

*All you need to do is collect the monthly checks.*



*“I have been very pleased with how the CLT has acted as property manager. They have made investing in the units very easy.”*

Leo Granucci, investor and donor



# WE INVITE YOU TO JOIN US

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Help us provide housing within reach by investing in our homes—for financial and community benefit!

## CONTACT

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