

DAI

A Better Life

www.DAIutah.com

MANAGEMENT TEAM

Over the last 35 years, DAI has been a pioneering force in the growth and development of the Wasatch Front. Established in 1991, DAI's Founders sought to build communities where people can live, grow, and create memories with their families. In pursuit of that endeavor, DAI has developed over 8,000 acres into beautiful communities that have become safe, connected, and vibrant places to live throughout Utah.



Nathan Shipp has been a partner of DAI since 2002 and has been developing Utah's largest, most innovative master-planned communities and commercial projects since 1999. From meticulously strategized open space and curve-a-linear street design, to specific product diversification, he masterfully presents creative solutions for the homeowner, neighborhood, and the city. As an active partner in both DAI and Candlelight Homes, Nate has completed more than 7,000 residential homesites throughout 25 different communities in 17 municipalities and six counties.



Jim Giles has been a partner of DAI since 1998. He has orchestrated the acquisition and entitlement of over 20 communities along the Wasatch Front, totaling over 5,000 entitled units. He has also managed the construction and sales of over 2,000 residential building lots. Currently, he is responsible for managing over 1,000 units in various residential communities from start to finish.



Bryan Flamm has been a partner of DAI since 2008. He is responsible for the operations and finance for DAI and Candlelight Homes, and has experience in both residential and commercial development along the Wasatch Front. Some of these projects include Riverpark Corporate Center in South Jordan and Innovation Pointe Corporate Center in Lehi. Bryan received an MBA from the University of Utah with an emphasis in both Real Estate and Accounting.



Joe Salisbury has been a partner of DAI since 2004. He has helped acquire and plan some of Utah's largest and most sought-after, master-planned communities. Joe's efforts are focused primarily on land acquisition, innovative community design and overseeing the marketing and sales of the company's assets. He has been instrumental in acquiring local and national recognition for DAI and its affiliated companies. Joe continues to shape the way the brand is perceived by staying ahead of trends and implementing new ideas.

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EXPERTISE



- Master-planned communities
- In-fill development
- Paper lot development
- Finished lot development
- Commercial development including mixed use, retail, office, industrial, and multi-family

PREPARING A BETTER FOUNDATION

- 35 years development experience
- Proven track record—developed projects in 26 municipalities and six counties
- Master-planned, entitled, or improved over 20,000 residential units in over 60 different projects in Utah
- Extensive experience with tax sensitive entities including C-corp, S-corp, foundation, and CRT structures
- Regular, in-depth reporting to investors and Boards of Directors

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COMMERCIAL PROJECTS

INVESTING IN THE FUTURE

DAI has completed residential, commercial, and multi-family projects in 26 municipalities and six counties. The horizontal build-out value of existing assets under management is over $700 million and the vertical build-out value exceeds $2.1 billion.

CENTER COURT APARTMENTS | MURRAY, UTAH



- **60** apartment units
- Active adult community
- Includes gym and shared community rooms

HERRIMAN CROSSROADS SHOPPING CENTER | HERRIMAN, UTAH



- **31,437** square feet
- #1 sales volume store in Utah
- Top 1% of all stores operated by Kroger nationwide

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COMMERCIAL PROJECTS

CARRIAGE CROSSING SHOPPING CENTER | SOUTH JORDAN, UTAH



- **72,140** square feet
- 9800 South Bangerter Highway
- Shadow Anchor - Walmart Neighborhood Market

CEDAR CITY TOWN CENTER | CEDAR CITY, UTAH



- **75,576** square feet soft retail
- **11,509** square feet office
- Developed as part of the city's downtown restoration
- Shadow anchor—Lin's Marketplace

COPPERVIEW MEDICAL CENTER | SOUTH JORDAN, UTAH



- **15,948** square feet
- Located at intersection of Bangerter Highway and 9800 South

MAYOR'S MEDICAL BUILDING | SOUTH JORDAN, UTAH



- **19,444** square feet
- Located at 1868 West 9800 South

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COMMERCIAL PROJECTS

ROCKWELL STORAGE/EXTRA SPACE STORAGE | BLUFFDALE, UTAH





- 4.66 acre lot with 4 buildings
- 138,700 square feet of units
- **926** individual storage units
  - 654 climate controlled units
  - 272 units not climate controlled
- Units range from 5x5 to 14x40
- 24-hour video surveillance and electronic gate access



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COMMERCIAL PROJECTS

118TH STORAGE/EXTRA SPACE STORAGE | HERRIMAN, UTAH



ExtraSpace Storage

- 101,820 square feet of units
- Units range from 5x5 to 14x40
- 24-hour video surveillance and electronic gate access
- Dedicated RV, trailer, and recreational vehicle storage









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COMMERCIAL PROJECTS

FARMHOUSE STORAGE/EXTRA SPACE STORAGE | RIVERTON, UTAH



- Approximately 32% indoor climate-controlled storage units
- Outdoor RV and boat storage spaces
- Beautiful farmhouse-inspired architectural design
- Professionally managed by Extra Space Storage
- Full-time onsite resident manager
- State-of-the-art security system
- Controlled gate access
- After-hours rental kiosks
- Located just off Bangerter Highway



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MULTI-FAMILY PROJECTS

DIAMOND RIDGE | DRAPER, UTAH



DIAMOND RIDGE

- **58** townhomes
- Close to TRAX and shopping
- 2-car garages





ROCKWELL VILLAGE | BLUFFDALE, UTAH



ROCKWELL VILLAGE AT INDEPENDENCE

- **60** townhomes
- **1,405-2,160** square feet
- 2-car garages
- Located within Independence at the Point





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MULTI-FAMILY PROJECTS

ROCKPOINT APARTMENTS | BLUFFDALE, UTAH

ROCKPOINT
APARTMENT HOMES

- **250** apartments
- Class A
- **7** floor plans
- Clubhouse, pool, and fitness center
- Located at Independence at the Point
- Resort-style lap pool & large jacuzzi
- Clubhouse with state-of-the-art workout facility
- Game room and pool table
- Sports bar with big screen TVs
- Outdoor fire pits & fireplace with TVs
- Resident bike-share program
- Park-like greenbelt
- Dog park
- Playground



RockpointApartments.com

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MULTI-FAMILY PROJECTS









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MULTI-FAMILY PROJECTS

THE MARQ TOWNHOMES | SALT LAKE CITY, UTAH

THEMARQ



- **64** townhomes
- 1, 2, and 3 bedrooms
- Clubhouse and tower constructed of shipping containers
- All season pool / hot tub
- Bike maintenance station







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MULTI-FAMILY PROJECTS

HAVEN DELL | HERRIMAN, UTAH

HAVEN
DELL

- **126** townhomes
- 2, 3, and 4 bedrooms
- Pool, clubhouse, fitness center, and pickleball court
- Dog park











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MULTI-FAMILY PROJECTS

COBALT VILLAGE | BLUFFDALE, UTAH

Cobalt village

- **246** townhomes
- 2, 3, and 4 bedrooms
- Community pool
- Playground











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MULTI-FAMILY PROJECTS

FOSSIL COVE TOWNHOMES | PLEASANT GROVE, UTAH

FOSSIL COVE
AT PLEASANT GROVE

- **149** townhomes
- 2, 3, and 4 bedrooms
- Pool, hot tub, clubhouse, and fitness center
- Dinosaur-themed playground and dog park









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MULTI-FAMILY PROJECTS

BANNER HILL | BLUFFDALE, UTAH

BANNERHILL

- **87** townhome units
- 1, 2, 3 and 4-bedroom floor plans
- Pocket amenities throughout









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MULTI-FAMILY PROJECTS

THE ORCHARD | SANDY, UTAH

the orchard
AT FARNSWORTH FARMS

- **66** townhomes and **30** twin homes
- 2, 3, and 4-bedroom townhomes and twin homes
- Modern farmhouse architecture
- Red barn clubhouse, fire pit and garden boxes









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MULTI-FAMILY PROJECTS

BLACK RIDGE COVE | ST. GEORGE, UTAH

BLACK RIDGE COVE
TOWNHOMES

- **142** townhomes
- 2 and 3 bedrooms
- Pool, clubhouse, and fitness center
- Pickleball court
- Pirate-themed ship playground
- Dog park











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MULTI-FAMILY PROJECTS

H2O LOFTS | WEST VALLEY, UTAH

H2O LOFTS

- **286** townhomes
- 1, 2, 3, and 4-bedroom townhomes
- FlexGen floor plans
- Resort-style pool, spa, and lazy river
- Water slide and waterfall
- Clubhouse with fitness center
- Playground and hammock lounge











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MULTI-FAMILY PROJECTS

CALYPSO | SARATOGA SPRINGS, UTAH

CALYPSO
TOWNHOMES

- **264** townhomes
- 2, 3, and 4 bedrooms
- Pool and spa
- Clubhouse and fitness center
- Fire pits and playgrounds
- Trail system and sports fields











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MULTI-FAMILY PROJECTS

RISE | SOUTH JORDAN, UTAH

RISE
TOWNHOMES

- **122** townhomes and **20** twin homes
- 2, 3, and 4 bedrooms
- Playground
- Fire pit lounge
- Cornhole











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MULTI-FAMILY PROJECTS

ENDURO | OGDEN, UTAH

enduro
AT OGDEN CANYON

- **160** townhomes
- 2 and 3 bedrooms
- Pool and spa
- Clubhouse and fitness center
- Playground and bike maintenance station











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MULTI-FAMILY PROJECTS

RAILRUNNER | ROY, UTAH

RAILRUNNER

- **221** townhomes
- 2, 3 and 4 bedrooms
- Pool and spa
- Clubhouse and fitness center
- Playground











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MULTI-FAMILY PROJECTS

PANORAMA TOWNHOMES | HERRIMAN, UTAH

PANORAMA
TOWNHOMES





- **186** townhomes
- 1, 2, 3, and 4 bedrooms
- Pool, clubhouse, and fitness center
- Playground
- Access to Panorama master plan amenities and parks









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MULTI-FAMILY PROJECTS

ALTITUDE | SOUTH JORDAN, UTAH

ALTITUDE

- **94** units
- 3 and 4 bedrooms
- Outdoor ping pong and cornhole
- Memorial park













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MULTI-FAMILY PROJECTS

MOTION TOWNHOMES | TAYLORSVILLE, UTAH

MOTION
TOWNHOMES

- **222** units
- 1, 2, and 3 bedrooms
- Pool, clubhouse, and fitness center
- Playground
- Dog park
- Firepit









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MULTI-FAMILY PROJECTS

CLEARSTONE TOWNHOMES | EAGLE MOUNTAIN, UTAH

CLEARSTONE
TOWNHOMES

- **48** units
- 3 and 4 bedrooms
- Access to Firefly master plan amenities and parks













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MULTI-FAMILY PROJECTS

ORION & BRENTWOOD TOWNHOMES | GRANTSVILLE, UTAH

ORION
TOWNHOMES



- **64** units
- 3 and 4 bedrooms
- Covered outdoor dining areas
- Playground
- Dog park







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RESIDENTIAL PROJECTS

WILDFLOWER | SARATOGA SPRINGS, UTAH

WILDFLOWER
AT SARATOGA SPRINGS

- **1,269** acres
- **3,761** housing units
- **150** acres commercial
- 30% open space
- Mountain View Corridor access
- Partnership with city and UDOT







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RESIDENTIAL PROJECTS

FIREFLY | EAGLE MOUNTAIN, UTAH

firefly
LIFE UNPLUGGED.

- Annexation and development agreements
- Vesting development rights
- Region-wide amenities including rodeo grounds and interconnected trails
- Coordinated with MAG and UDOT to develop regional transportation plan

- **2,780** acres
- **8,390** housing units
- **356** acres of parks, trails, and open space
- **495**-acre industrial development creating jobs for residents
- 20-year project build out
- Working with EDCU, GOED, Utah County, and Eagle Mountain to bring businesses to the project
- Designed capital facilities plan with impact fees
- Utah's first local area district









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RESIDENTIAL PROJECTS

PANORAMA | HERRIMAN, UTAH

PANORAMA





- **618.3** acres
- **2,310** housing units
- **19.9** acres commercial
- **186.5** acres open space
- **3.7** units/acre density
- Townhomes and single-family homes



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RESIDENTIAL PROJECTS

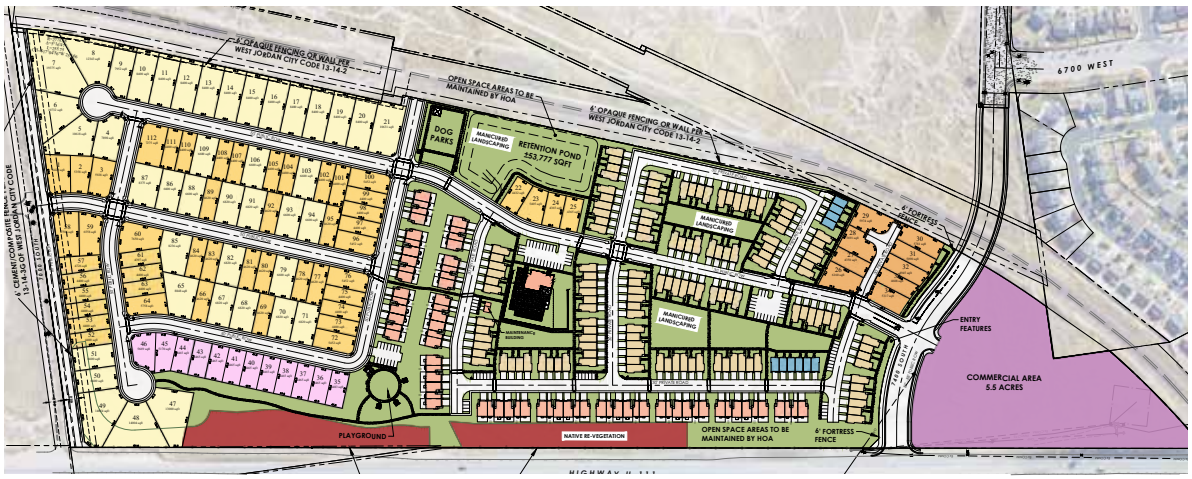
ONE ELEVEN | WEST JORDAN, UTAH

ONE 11

- **324** units
- 53.2 acres
- Townhomes, twin homes, single-family homes, and commercial
- Clubhouse, pool, and spa
- Playground









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RESIDENTIAL PROJECTS

INDEPENDENCE AT THE POINT | BLUFFDALE, UTAH

Independence
AT THE POINT

- **296** acres
- **1,680** vested units
- 20-year entitlement
- 7.2 units / acre flex density
- Low impact fees
- Second fastest growing community in Utah

Total Overall Investment to Date **$17.75M** | Projected Investment **$100M+**



VALENTINE ESTATES | WOODS CROSS, UTAH

Valentine
ESTATES

- **246** housing units
- Master trail system
- Church site
- Community pool and pavilion

Total Overall Investment to Date **$12M** | Projected Investment **$15M**



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RESIDENTIAL PROJECTS

SILVERLAKE | EAGLE MOUNTAIN, UTAH

SilverLake
AT EAGLE MOUNTAIN

- » **463** acres
- » **2,101** housing units
- » City amenities—amphitheater, regional park, and school
- » Four church sites
- » Best sledding hill in the city

Total Overall Investment to Date **$45M** | Projected Investment **$200M**






STILLWATER | SARATOGA SPRINGS, UTAH

Stillwater
AT SARATOGA

- » **237** housing units
- » Swimming pool, clubhouse, and 24-hour fitness center
- » Panoramic views of Utah Lake and Mt. Timpanogos
- » Close to trails, fishing, water sports, and golf

Total Overall Investment to Date **$10M** | Projected Investment **$40M**





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OTHER PROJECTS

Commercial Development and Master-Planned Communities

The Cove at Herriman Springs



Commercial	Location	Size	Status
Alchemy Hill	Draper	11 Units	Completed
Cedar City Towne Center	Cedar City	35,773 SF	Completed
Center Court	Murray	60 Units	Completed
Copper View Medical Center	South Jordan	15,948 SF	Completed
DAI Offices	South Jordan	9,000 SF	Completed
Grandview Offices	South Jordan	20,000 SF	Completed
Greyhawk	Layton	17 Acres	Completed
Herriman Crossroads	Herriman	31,437 SF	Completed
Saddle Junction	Eagle Mountain	5.5 Acres	Completed
Master Planned	**Location**	**Size**	**Status**
Evans Ranch	Eagle Mountain	435 Units	Active
Independence	Bluffdale	1896 Units	Active
Pole Canyon	Eagle Mountain	2,600 Acres	Future
Santorini Village	South Jordan	120 TH 82 SF Lots	Completed
Silver Lake	Eagle Mountain	482 Acres	Sold Paper
South Hills	Herriman	2,500 Lots	Sold Paper
The Cove at Herriman Springs	Herriman	645 Lots (Joint Dev)	Active
Wildflower	Saratoga Springs	3,797 Units	Active

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OTHER PROJECTS

Residential Communities

Elk Ridge







Residential	Location	Size	Status
Ascot Downs	South Jordan	204 Lots	Completed
Benches	Saratoga Springs	402 Lots	Completed
Castle Ridge	Sandy	9 Lots	Completed
Cinnamon Ridge	Draper	7 Lots	Completed
Cove Estates	South Jordan	8 Lots	Completed
Crescent Hollow	Sandy	26 Lots	Completed
Dalmore Meadows	Saratoga Springs	83 Lots	Completed
East Riverwalk	Midvale	102 Lots	Completed
Edelweiss	Draper	181 Units	Active
Elk Ridge Meadows	South Jordan	156 Lots	Completed
Evans Meadows	Layton	23 Lots	Completed

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OTHER PROJECTS

Residential Communities

The Grove



Residential	Location	Size	Status
Farnsworth Farms	Sandy	42 Lots	Completed
Farnsworth Farms 2	Sandy	9 Lots	Completed
Garden Grove 1 & 2	South Jordan	58 Lots	Completed
Herriman Hills	Herriman	59 Lots	Completed
Herriman Meadows	Herriman	69 Lots	Completed
Herriman Village	Herriman	185 Lots	Completed
Jaynes Place	Midvale	6 Lots	Completed
Juniper Acres	West Valley	34 Lots	Completed
Lookout Ridge	Herriman	102 Lots	Completed
Park Haven 1 & 2	Riverton	129 Lots	Completed
Pine Meadows	Spanish Fork	150 Lots	Completed
Sandalwood	West Provo	42 Lots	Completed
Shamrock Village	South Jordan	34 Lots	Sold Paper
Spring Hill	Saratoga Springs	28 Lots	Completed
Stillwater	Saratoga Springs	237 Lots/144 multi	Completed
Summerlin Meadows	Draper	27 Lots	Completed
Sunstone Village I & II	South Jordan	353 Lots	Completed
The Views	South Jordan	55 Lots	Completed
Triple Crown	South Jordan	49 Lots	Completed
Triple Crown at Mapleton	Mapleton	34 Lots	Completed
Valentine Estates	Woods Cross	275 Lots	Completed
West Sandalwood	West Provo	37 Lots	Completed

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HOMEBUILDING COMPANY

Candlelight homes™
We Build Beautiful™

In 2009, Candlelight Homes was founded by the partners of DAI to bring the same care, character, and attention to detail found in DAI's award-winning communities into homebuilding. With over 35 years of experience developing Utah's most prominent subdivisions, DAI set out to raise the standard for new home construction. Candlelight Homes quickly became one of Utah's fastest-growing builders, earning a strong reputation for quality and innovation.

In 2021, Candlelight Homes hired David Vitek to begin a new chapter in Eagle Mountain with Firefly, our Active Family Community designed to inspire kids to ditch their devices and embrace a life of activity and adventure. With over 350 acres of amenities, parks, trails, and a full-time Activities Director who plans weekly activities, Firefly offers endless opportunities for families to connect. Firefly continues Candlelight Homes' mission to build communities that enrich family life through connection and play.

This innovative approach to homebuilding and community design has earned Candlelight Homes significant recognition, including:

- Three consecutive years as one of the *Emerging Elite Companies* and the *Utah 100 by MountainWest Capital Network*
- Three consecutive years as one of *Utah Business Magazine's Fast 50* companies
- Two consecutive years as one of *Utah's Emerging 8* companies
- Two consecutive years as one of *Builder Magazine's Top 200 Builders* in the nation
- Ranked #1027 nationally and #12 in the Salt Lake City metro area on the *Inc. 5000 Fastest-Growing Privately Held Companies in America* list
- Parade of Homes Winner in *Best Architecture* and *Best Landscaping*
- Five consecutive years earning *Best of Houzz* designations for excellence in design
- Utah Valley Parade of Homes *2024 Judge's Choice Award* winner



- We value our relationships—we put our investors and partners first.
- We have a proven track record—we make deals work.
- We have diversity within our organization to cover the entire spectrum of development—from deal structure and entitlements to building and selling.
- We position projects to overcome future economic shifts.



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