

NORTH BY WEST CAPITAL

Strategic Land Investments for Custom Homes

Exclusive Access to Lifestyle-Aligned Real Assets



NORTH by WEST
— CAPITAL —

Mission Statement

North by West Capital creates trusted investment opportunities that transform overlooked land into vibrant, custom-home communities delivering protection, controlled upside, and neighborhoods where people truly want to live.



Core Thesis

We focus exclusively on land for custom homes. Through strategic partnerships with best-in-class builders, we combine the scalability and efficiency of land development with the premium valuations and reduced risk of custom home delivery. This hybrid model creates premium communities while preserving investor focus on asset growth.

Key Advantages of Our Model:

- ✓ Scalable & Capital-Efficient
- ✓ Higher Exit Values Through Design Intent
- ✓ Pre-Sales & Risk Mitigation
- ✓ Brand Equity via Builder Partnerships
- ✓ Faster Absorption, Shorter Horizon

MARKET CONTEXT

- Multifamily valuations under pressure from high interest rates and oversupply.
- Office, retail, assets are challenged by weak demand.
- Industrial assets are stressed w/ higher costs due to Tariffs
- Production builders for first-time home buyers are slowing output due to customer affordability constraints.

CUSTOM HOME RESILIENCE

- Buyers are the top 1% income earners, largely recession-proof.
- Two-thirds pay cash, insulating demand from mortgage rate volatility.
- Demand concentrated in Colorado's Front Range and Rocky Mountain markets.

MARKET INEFFICIENCY

Shortage of quality, entitled land in lifestyle locations with views and strong community potential.

STRATEGY

- Invest In: Raw land, entitled land finished lots.
- Value Creation: Entitlements, rezoning, infrastructure, builder partnerships.
- Competitive Edge: Exclusive relationships, entitlement expertise, builder exits.
- Risk Mitigation: Builder pre-sales, conservative underwriting, multiple sourcing strategies.



LEADERSHIP

- **Joshua Dimond**, CEO – builder, entrepreneur, fund manager.
- **20+ years real estate** development & construction experience.
- Worked on **\$1.2B+** in Developments across the U.S.
- Builder partnerships with **120+** custom homes since 2012.



Investment highlights

Investment Type	Evergreen Fund Opportunistic Pool
Asset Class	Land Entitled for Single Family use
Investment Strategy	Raw Land, Entitled Land, and Finished Lots
Targeted Hold Period	3 Years or Less
Distribution Waterfall	Class A: 8% pref, 70/30 (Investors/ Sponsor) split, 60/40 above 15% IRR, \$50K minimum Class B: 10% pref, 85/15 (Investors/ Sponsor) split, 70/30 above 15% IRR, \$150K minimum
Targeted Returns	Equity Multiple - 1.35x, Internal Rate of Return - 15%
Distribution and Report Timing	Quarterly Reports and Distributions - Distributions paid out the following quarter of the sale of assets
Exit	Land Sales to Custom Builders or Homeowners Directly
Eligibility	Accredited Investors only

Confidential – For Accredited Investors Only

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy securities. Any offering will be made only to accredited investors pursuant to formal offering documents and in compliance with applicable securities laws.

North by West Capital offers exclusive opportunities in land for luxury custom homes. Join us in building curated communities where lifestyle, autonomy, and capital appreciation intersect.

Book a Call

to learn about upcoming opportunities

www.NorthbyWestCapital.com

"We don't chase trends. We build value."



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