Horizons at Semiahmoo

52 finished pads for two-story townhomes (13 four-unit buildings), 22' and 24' wide plans

EXCLUSIVE OFFERING MEMORANDUM



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Land Advisors® ORGANIZATION

Horizons at Semiahmoo

BLAINE, WASHINGTON

Horizons at Semiahmoo is a gated community overlooking Birch Bay. This approximately 6-acre site, located at the highest point within the master-planned community, will provide a home builder with finished pads for 52 two-story townhomes across 13 four-unit buildings. Pad widths will be 22 and 24 feet.

EXCLUSIVE OFFERING MEMORANDUM

Land Advisors® ORGANIZATION

Land Advisors is a nationwide team of respected, connected and talented land and exiting asset professionals that provide advisory and brokerage services to clients who need a rock-solid, data driven roadmap for acquiring, selling, financing or developing land and land-related assets.



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XXXX Horizon Drive | Blaine, WA 98230



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Property Overview

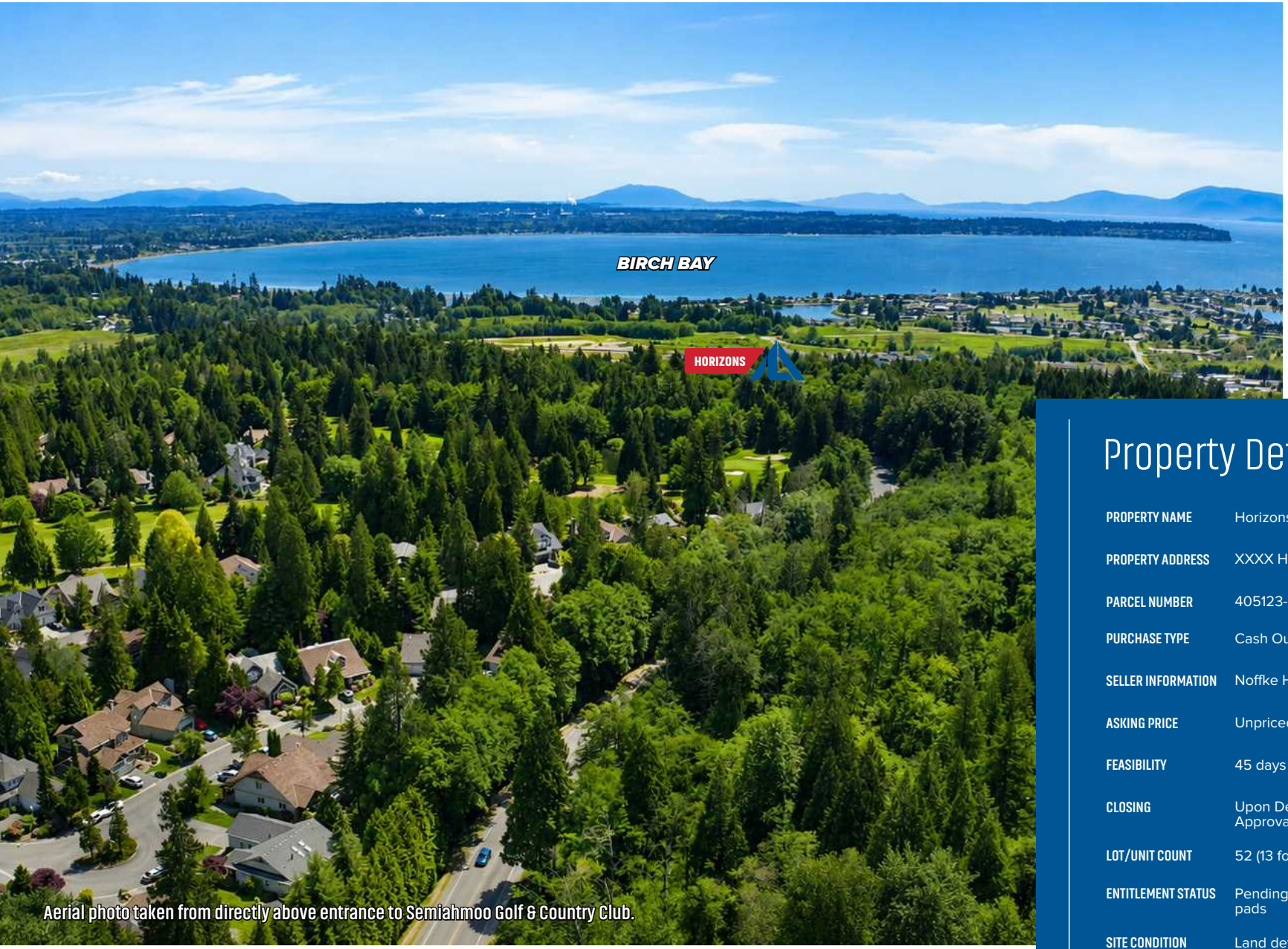
Horizons at Semiahmoo is a private, gated community in Whatcom County, offering sweeping views of Birch Bay and an exceptional location just minutes from the shoreline and the renowned Semiahmoo Resort Golf & Spa.

Horizons is an established and proven community, with 70 homes successfully completed and sold by three respected builders: MainVue, Noffke Homes, and Century Communities. This offering presents an opportunity to deliver thoughtfully priced two-story townhomes within the highly desirable Semiahmoo resort area.

The selected builder may design floor plans tailored to the site, which will be fully developed and construction-ready in August. The parcel includes an approved site plan for 52 townhomes across thirteen four-unit buildings. Alternatively, the builder may choose to utilize the existing plans prepared for the site and modify them in coordination with the project architect. Completed building pads will accommodate 22- and 24-foot-wide, two-story townhomes.

The southern 24 homesites will enjoy spectacular views of Birch Bay. Please see page 9 for representative view images captured from certain locations and elevations throughout the site. The remaining 28 homesites to the north will border the greenbelt and offer territorial views, with filtered views of Birch Bay available from select locations. Buyer to verify.





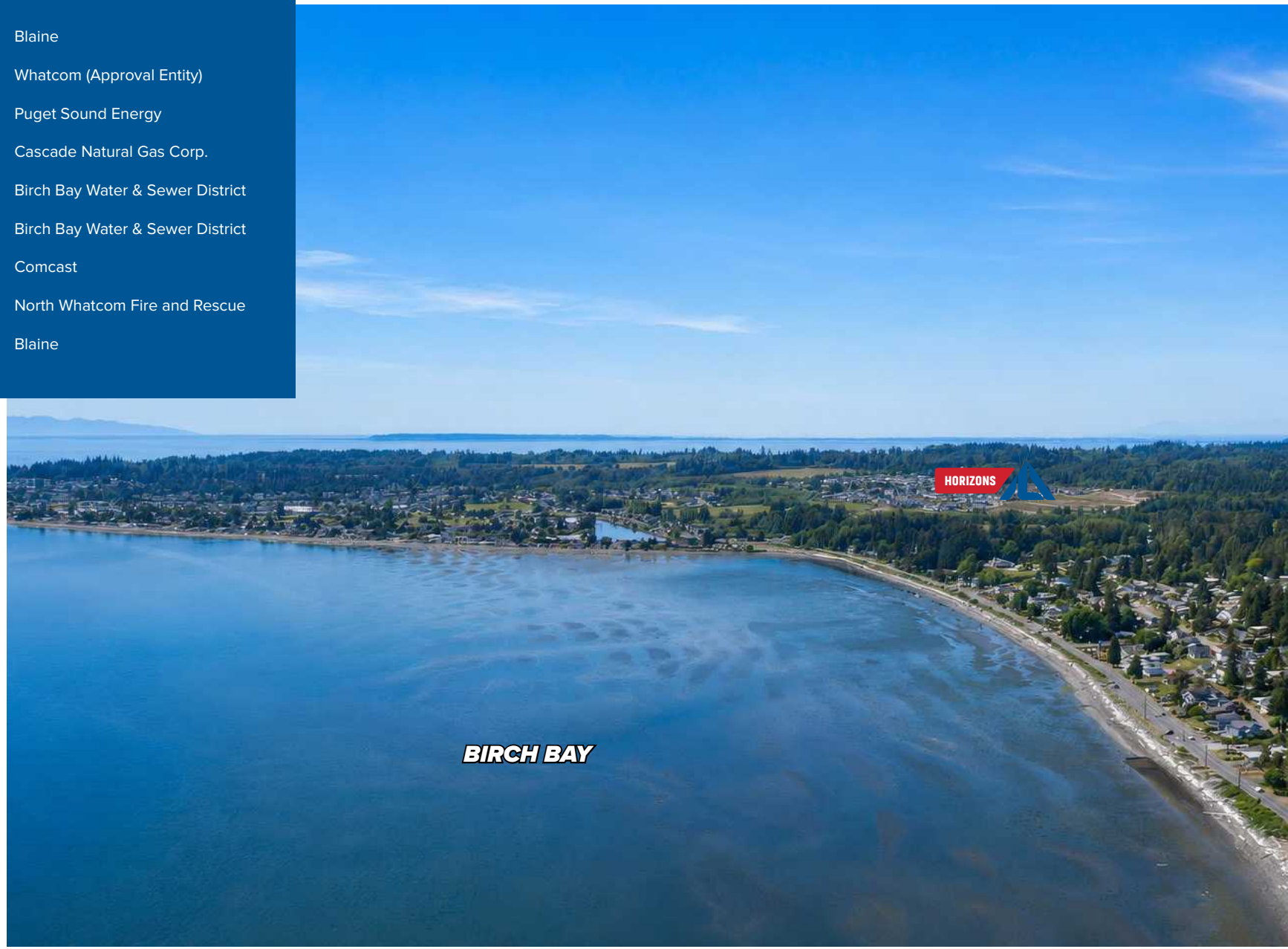
Aerial photo taken from directly above entrance to Semiahmoo Golf & Country Club.

Property Details

PROPERTY NAME	Horizons at Semiahmoo Townhomes
PROPERTY ADDRESS	XXXX Horizon Drive, Blaine, WA 98230
PARCEL NUMBER	405123-356548-0000 (Prop. ID: 150955)
PURCHASE TYPE	Cash Out
SELLER INFORMATION	Noffke Horizon View LLC
ASKING PRICE	Unpriced Offering
FEASIBILITY	45 days
CLOSING	Upon Development Improvement Approval
LOT/UNIT COUNT	52 (13 four-unit townhome clusters)
ENTITLEMENT STATUS	Pending development signoff for finished pads
SITE CONDITION	Land development in process with anticipated completion in August 2026

Jurisdictions and Utilities

CITY	Blaine
COUNTY	Whatcom (Approval Entity)
POWER	Puget Sound Energy
GAS	Cascade Natural Gas Corp.
SEWER	Birch Bay Water & Sewer District
WATER	Birch Bay Water & Sewer District
TELEPHONE/CABLE	Comcast
FIRE	North Whatcom Fire and Rescue
SCHOOL DISTRICT	Blaine



Views From Horizons to Birch Bay

Inset photos taken from an elevation of approximately 15 feet above grade.



Townhome Plan Design **Scenario 1:** Use existing plans as-is

All buildings feature the same floorplans and footprint dimensions.



Scope: Confirm it still meets current code and jurisdictional requirements, and resolve any outstanding plan-check comments.

Design Lead: Rueppell Architecture

Fee Estimate: $35K all-in, covering structural engineering, code update, and energy compliance.

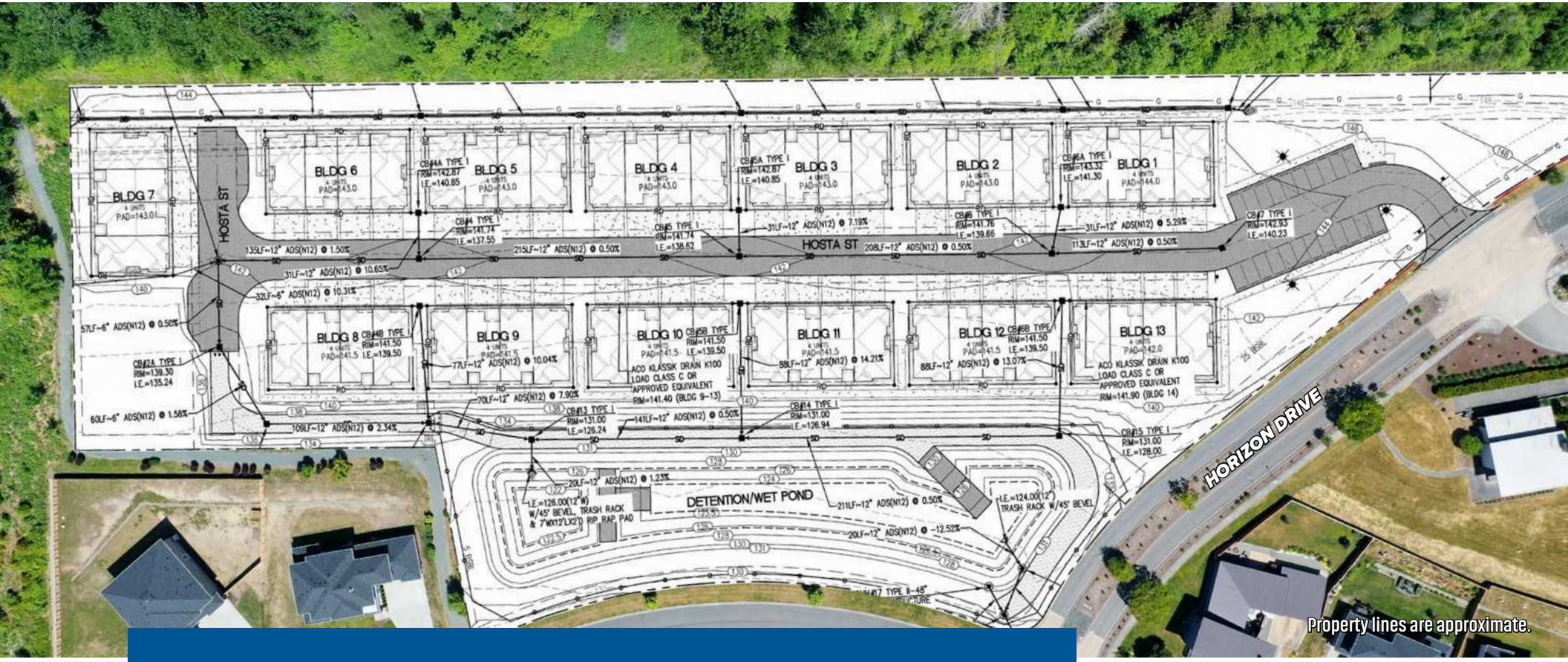
Timeline: Sixty (60) days to reach "ready-to-issue" status, timed to complete alongside horizontal development.

Buyer to confirm:
Floor plans and elevations in Data Room

Townhome Plan Design

Scenario 2: Use existing plans with revised exterior elevations

All buildings feature the same floorplans and footprint dimensions.

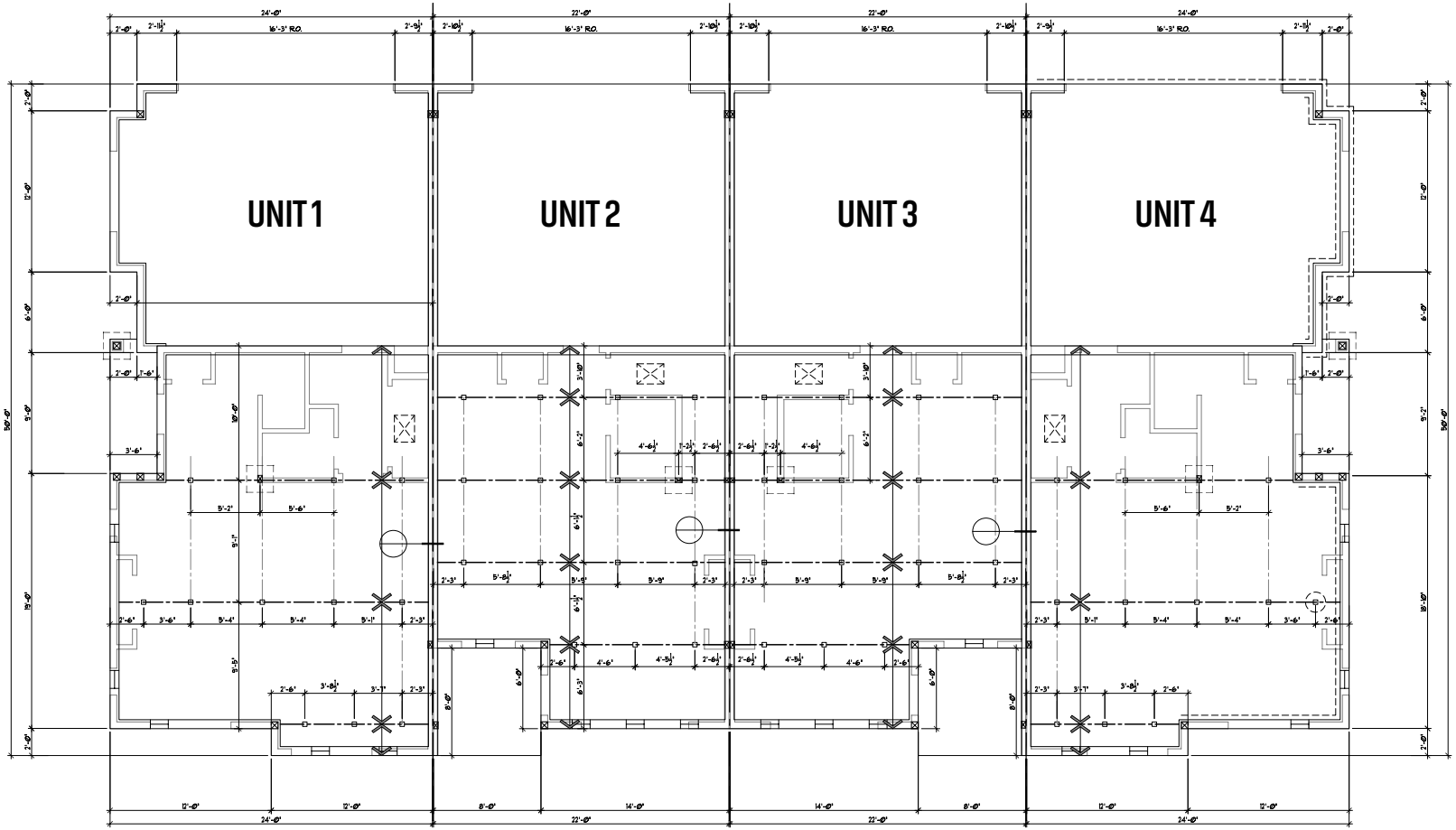


Scope:	Revise only the exterior architecture: massing, materials, and finishes.
Design Lead:	Rueppell Architecture
Fee Estimate:	$45K all-in, covering structural engineering, code update, energy compliance, and the exterior redesign.
Timeline:	Sixty (60) days to reach "ready-to-issue" status, timed to complete alongside horizontal development.

Buyer to confirm:
Floor plans and current elevations in Data Room

Townhome Plan Design

Scenario 3: Redesign from the footprint up



Scope:	Redesign the building on the existing footprint (see above), complying with applicable height restrictions and required approvals.
Design Lead:	Rueppell Architecture can take this on directly, or the builder brings in their own architect or in-house design team.
Fee Estimate:	$85K all-in, covering full structural engineering redesign, code update, and energy compliance.
Timeline:	Sixty (60)+ days - The foundation-up redesign will likely run longer and may need to follow horizontal development completion.

Buyer to confirm:
Civil plans and current floor plans in Data Room

Area Amenities - Semiahmoo Resort Golf

SEMIAHMOO
RESORT • GOLF • SPA

18
HOLES

7,000+
YARDS FROM THE TIPS

8
SETS OF TEES



Championship golf, close to home

Designed by the legendary Arnold Palmer, Semiahmoo Golf & Country Club offers an award-winning course that's as strategic as it is scenic. With eight distinct sets of tees ranging from just over 4,300 to more than 7,000 yards, players of all levels can find their challenge—or chase a personal best. The 18-hole, tree-lined layout demands precision, creativity, and smart course management, rewarding well-placed shots and punishing the rest.







Take your street legal (LSV or NEV) golf cart to Semiahmoo Golf resort from Horizon's townhomes; only about a minute away.



LSV stands for Low-Speed Vehicle, a federally approved street-legal vehicle classification under the U.S. Department of Transportation.

NEV stands for Neighborhood Electric Vehicle, a type of Battery Electric Vehicle (BEV) designed for short, local trips on roads with speed limits of 35 mph or lower in WA state.

Area Amenities - Semiahmoo Resort

SEMIAHMOO
RESORT • GOLF • SPA

Located just minutes from Horizons, Semiahmoo Resort, Golf & Spa brings a destination lifestyle to the doorstep of the community. Set along the shores of Semiahmoo Bay and Drayton Harbor, the resort offers waterfront dining, recreation, wellness, and year-round opportunities to enjoy the Pacific Northwest setting.

Amenities include a full-service spa and health club, pool and hot tub, pickleball courts, fitness activities, beach access, and resort dining. Nearby Semiahmoo Golf & Country Club features an 18-hole Arnold Palmer-designed course, practice facilities, and additional dining, creating an exceptional concentration of leisure and recreational amenities close to home.













Area Amenities - Birch Bay

Coastal living with everday appeal

Set along a broad, sheltered bay in northwest Washington, Birch Bay offers the relaxed character of a Pacific Northwest beach town within reach of Bellingham, the Canadian border, and the greater Vancouver region.

Life here revolves around the water. Residents can walk or bike the 1.58-mile Birch Bay shoreline promenade, explore the beach at low tide, launch a kayak or paddleboard, and enjoy sunsets across the Salish Sea. At nearby Birch Bay State Park, forest, wetlands and shoreline create a year-round setting for walking, birdwatching, boating, swimming and family recreation. The bay's relatively warm, shallow water is especially inviting during the summer months.

Birch Bay also benefits from an established sense of place. Waterfront restaurants, community events, neighborhood services and nearby golf and resort amenities make the area feel welcoming and connected. Just beyond the bay, Blaine and Semiahmoo add marinas, trails, dining and dramatic views toward Mount Baker and the Canadian Gulf Islands.

For future residents, Birch Bay offers something increasingly difficult to find: a genuine coastal lifestyle with room to settle in and enjoy the outdoors as part of everyday life.









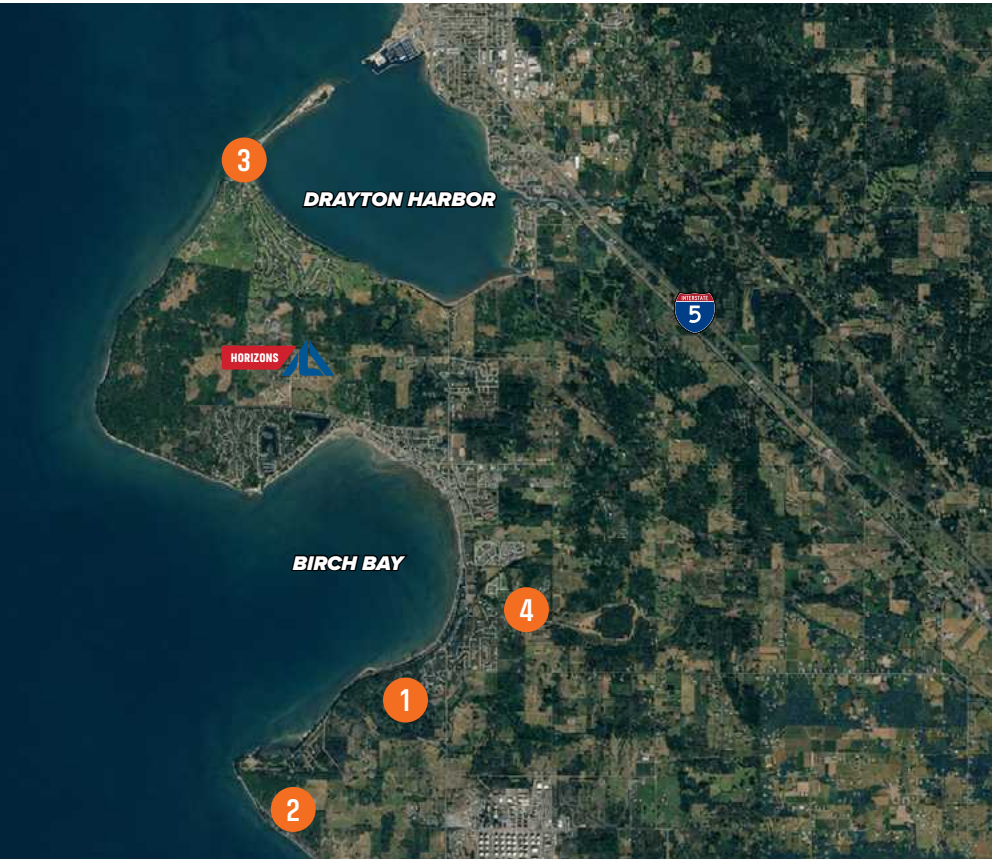
A setting designed around quality of life

- Approximately 1.6 miles of separated waterfront promenade
- Beach access, paddling, boating, swimming and shellfish recreation
- Birch Bay State Park and Terrell Marsh Interpretive Trail
- Nearby golf, resort dining, marinas and waterfront trails
- Convenient access to I-5 and Bellingham International Airport
- Close to Blaine, Bellingham and the U.S.–Canada border

Area Amenities - Parks

Birch Bay is surrounded by a diverse network of parks, beaches and open spaces that makes outdoor recreation part of everyday life. From the expansive shoreline and boating access at Birch Bay State Park to the forested trails and dramatic coastal views of Point Whitehorn Marine Reserve, residents can enjoy beachcombing, hiking, cycling, birdwatching and time on the water throughout the year.

Public beach access points provide quieter connections to the bay, while Bay Horizon Park offers playgrounds, walking trails, athletic facilities and community programming across its 69-acre setting. Together with the trails and sweeping water-and-mountain views of nearby Semiahmoo Park, these amenities give Birch Bay an exceptional variety of opportunities to gather, explore and enjoy the natural beauty of northwest Washington.



1



BIRCH BAY STATE PARK

A Coastal Gem of the Pacific Northwest as the most popular park in Birch Bay, this scenic destination offers a wide stretch of oceanfront with stunning panoramic views of the bay. It's a favorite spot for camping, boating, crabbing, clamming, fishing, and soaking up the natural beauty of Northwest Washington.

With so much to explore-plus a convenient boat launch and family-friendly amenities-it's easy to see why Birch Bay State park is a must visit for locals and visitors alike.

2



POINT WHITEHORN MARINE PARK

Trails, Views & Wild Shoreline. Discover the beauty of Point Whitehorn Marine Reserve, where 54 acres of forest, bluff and beach meet the sea. A 3/4-mile fully accessible trail winds through lush coastal forest, leading to breathtaking viewpoints overlooking the Straight of Georgia and San Juan Islands.

From there, a scenic switchback path takes you down the bluff to a windswept cobble beach, perfeet for quiet reflection, tidepooling, or simply soaking in the natural wonder.

3



SEMIAHMOO PARK

Stunning views and seaside strolls nestled between Semiahmoo Bay and Drayton Harbor, this picturesque park offers breathtaking views of Mt. Baker, White Rock, Canada and the Puget Sound. With long, driftwood-lined beaches and a walking trail that leads to Semiahmoo Resort, it's a favorite spot for tourists, bird watchers, and anyone seeking a peaceful day by the water.

Wehether you're here to watch the tide, spot seabirds, or take in the sunset, Semiahmoo Park is a must-visit coastal escape!

4



BAY HORIZON PARK

Spanning 69 acres in Birch Bay, Bay Horizon Park offers a variety of outdoor amenities, including basketball, indoor & outdoor pickleball, a playground, walking trails, and open grassy fields perfect for casual recreation

The park is home to Blaine-Birch Bay Park & Recreation District 2, which hosts drop-in exercise classes, workshops, and family-friendly events year-round.

Area Amenities - Schools

Blaine Elementary School

Blaine Elementary School serves students in a community-focused learning environment within the Blaine School District. The school is part of the district's shared Blaine campus, helping provide continuity as students progress through their local schools.

Blaine Middle School

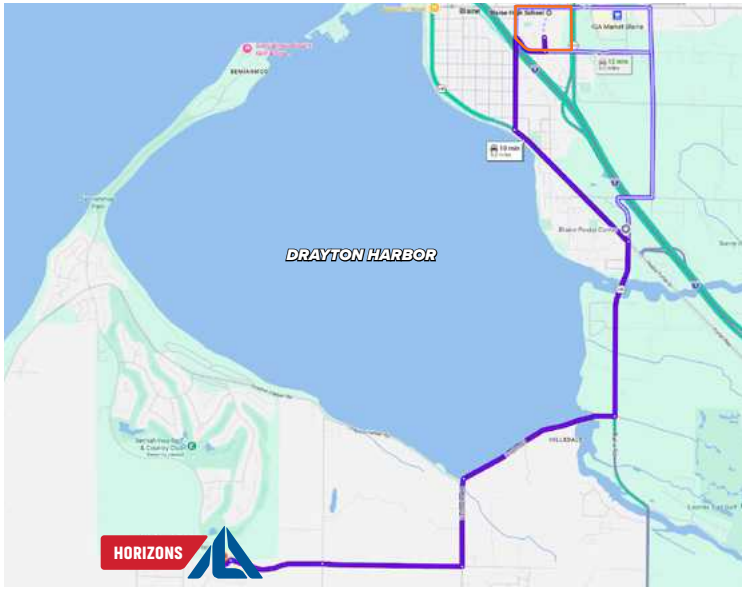
Blaine Middle School supports students through the important transition into secondary education, with academic programs, athletics, and opportunities for involvement in campus life. Its location on the district's central Blaine campus provides a connected educational setting for local families.

Blaine High School

Blaine High School offers students a range of academic, extracurricular, and college and career planning resources. The school's Career Center provides information and guidance related to higher education, scholarships, financial aid, and post-graduation planning.

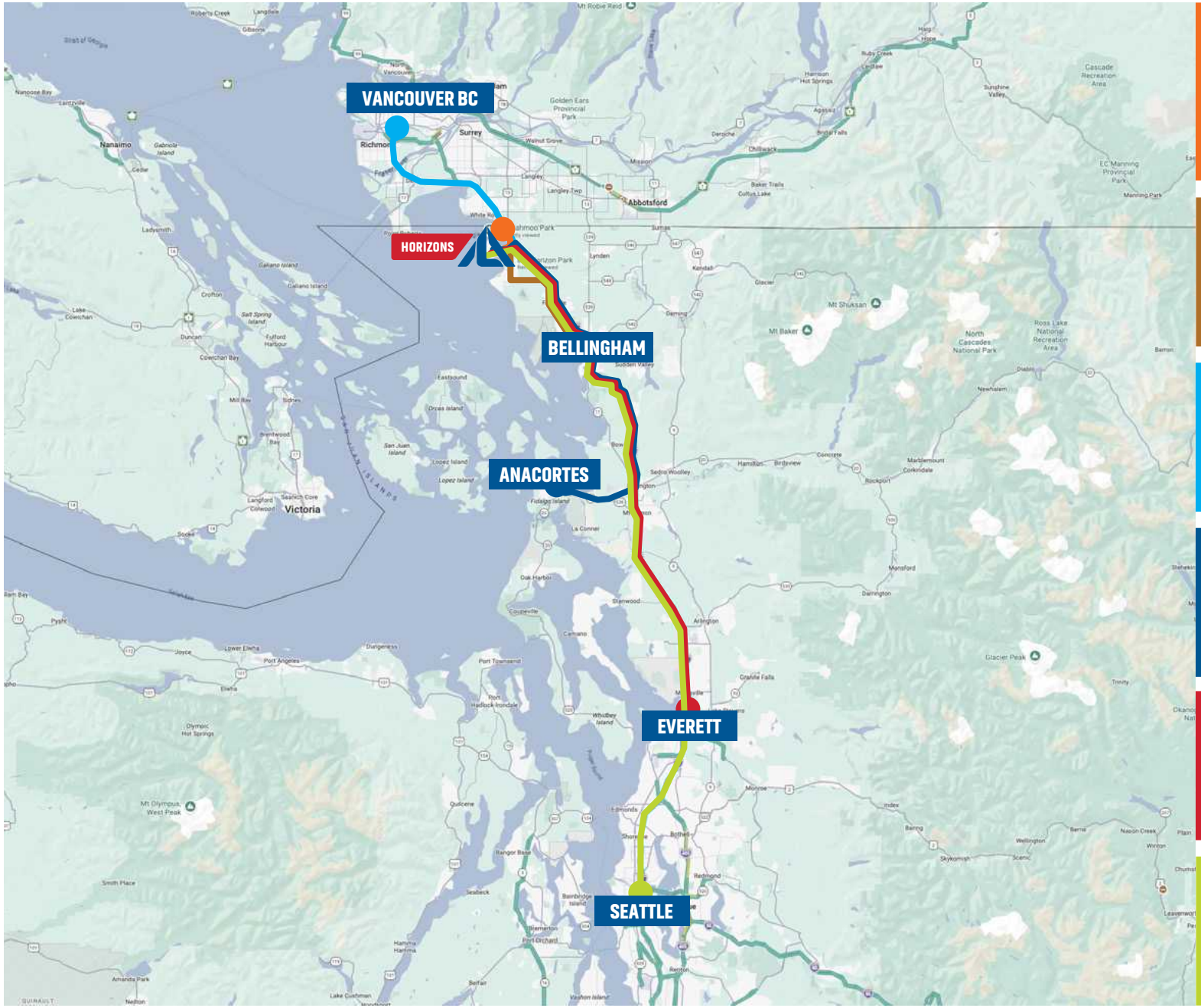
All three schools are conveniently located in the same vicinity and are a 5-mile, 10-minute drive from the Horizons property.







Drive Times



US/CANADA BORDER
16 MINUTES

BELLINGHAM
29 MINUTES

VANCOUVER BC
55 MINUTES

ANACORTES
70 MINUTES

EVERETT
85 MINUTES

DOWNTOWN SEATTLE
100 MINUTES

Our Team

Located in Redmond, the Washington Division of Land Advisors Organization covers residential and mixed-use land activity throughout Washington State. We serve a client base inclusive of land developers, homebuilders, investors, trusted advisors, mixed-use land sellers and developers, and private estate owners. Our team of experienced, trusted advisors/brokers provides our clients with specialized land-focused market knowledge, marketing, and transaction management. Providing an expanded service offering that includes resort and hospitality experience, a capital advisory group, deep market insight and research, and cutting-edge technology, we measure our success by the satisfaction of those we do business with—one transaction at a time.



SCOTT CAMERON

CO-FOUNDING PRINCIPAL

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As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his twenty-five years of experience in the real estate industry as a trusted advisor and broker to a wide array of valued clients including publicly traded and private homebuilders, developers, investors, financial private parties and master planned community & resort developers.

Scott began his career with East West Partners where he served as a sales consultant and marketing director for master planned community sales. He then became a founding partner in The Lakemont Company, an East West Partners Company. Scott later co-founded Coldwell Banker Bain New Homes and was an executive with Bennett Homes before launching the Cameron Real Estate Group in 2003, which transitioned into the Cameron Land Group in partnership with Wes Falkenborg.

Scott is a licensed Washington real estate broker and earned his Bachelor's Degree in Business Administration from the University of Notre Dame. Scott is a member of the Master Builders Association of King and Snohomish Counties and an active supporter of several community non-profits.



DOUG LORENZ

BROKER

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A lifelong resident of Washington state, Doug pursued his education at Montana State University, where he studied Business Management. With a passion for the land acquisition industry, Doug has been fortunate to be surrounded by inspiring individuals who have played a pivotal role in shaping his professional trajectory. Doug's experiences have not only grounded him in the Pacific Northwest but have also provided him with a diverse perspective on the intricacies of the land acquisition field. As he continues to grow and contribute to this dynamic industry, he remains dedicated to making a positive impact on the world around himself.

It's not difficult to see why Washington is his home. When he isn't working, he loves to play golf, ski in the cascades, and enjoy the outdoors with his friends and family.

Who Is Land Advisors Organization?

LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & home builders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.

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