



Solving the Housing Crisis
One Community at a Time

OUR VISION

Purpose-Built for People Who Keep Cities Running

TerraNova Alliance addresses the affordable housing crisis through modern, high-density communities built for the full workforce spectrum - students, traveling workers, travel nurses, and contract professionals needing quality short-term housing; transitional residents stepping out of shelters or recovery programs; long-term tenants - teachers, first responders, and hospital staff - priced out of traditional markets. We build so the people who keep cities running can actually afford to live in them

Product A

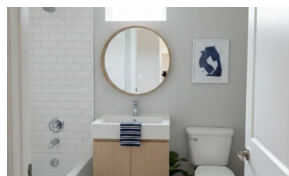
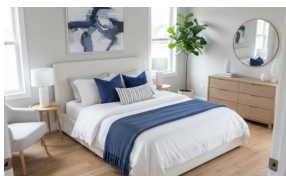
Co-Living Duplexes: - 12 bed | 12 bath

- Private beds & baths per resident
- Chef-style shared kitchen & living spaces
- Maximum rent-by-room yield per unit
- Targets nurses, students & young professionals

Product B

Row Homes - 4 bed | 3 bath Townhomes

- Private single-car garages per home
- Modern finishes for durability & demand
- Built for high-density family occupancy
- Strong resale & stabilized rental value



THE INVESTMENT OPPORTUNITY

Why Smart Capital Chooses TerraNova

40-60%

Premium Yield thru
Rent-by-Room Model

24%

Built-in Equity
from Day One

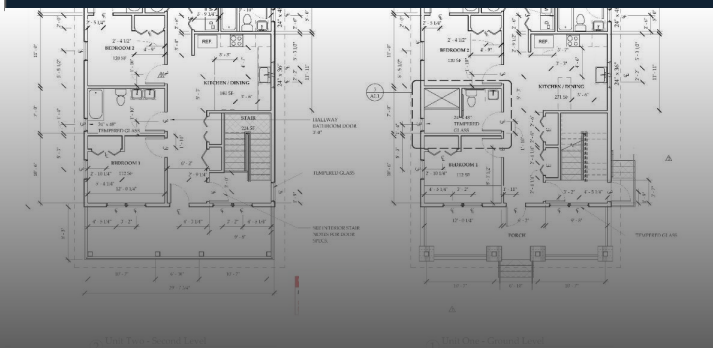
95%+

Market Occupancy in
Target Corridors

50+

Years Combined
Leadership Experience

- 1 Phased Capital Deployment:** Milestone-based tranches (Infrastructure → Vertical Construction → Delivery) minimize idle capital and risk exposure.
- 2 Risk Mitigation Strategies:** Purposely designed for multiple exit strategies based on Market Conditions — ensuring your capital has a clear, protected path regardless of how the market moves.
- 3 Conservative Underwriting:** Projections use up to 30% vacancy benchmarks and verified market comps — sustainable downside protection built in.
- 4 High-Growth Corridors Only:** We build near major Medical Centers and universities where demand structurally outpaces supply.



THE TERRANOVA DIFFERENCE

Architecture That Commands Premium Returns

◆ TerraNova

- Custom modern designs
- Mixed materials & clean lines
- Strategic partnerships
- Thoughtful proportions
- Premium rents & prices

✗ Typical Market

- Cookie-cutter plans
- Repetitive aesthetics
- Cost-minimization only
- No design character
- Commodity pricing

LEADERSHIP TEAM - 50+ YEARS COMBINED EXPERIENCE



Chief Executive Officer Ramse Rogers

31+ years in global leadership & philanthropy. Visionary focused on systematic housing solutions, restoring dignity for at-risk communication nationwide.



Chief Operating Officer Mitch Hardington

Overseen \$150M+ in ground-up residential builds. Former PMI & police officer - precision integrity & operational experience.



Chief Marketing Officer Victoria Smith

25+ years in corporate retail, real estate & digital marketing. Redefining the narrative around affordable housing through strategic communications.

Build in Your City

We partner with forward thinking City & County leaders to deliver housing that reduces workforce shortages, boosts tax base, and revitalizes communities.



A Unified Approach to Housing & Hope

TerraNova Alliance builds purpose-built communities that serve the workforce, restore dignity and generate strong risk-adjusted returns for our partners.

CONNECT WITH US

TerraNovaAlliance.com

Main: (307) 374-8944



Scan to visit our website

FOR PRIVATE LENDERS & EQUITY PARTNERS

A Secure Development Framework Built for Your Confidence



Phased Capital Deployment: Funds released in milestone tranches — Infrastructure, Vertical Construction, Delivery — minimizing idle capital and eliminating unnecessary risk.



Secure Construction Capital: Senior bank debt or phased equity releases eliminate foreclosure risk entirely during the construction phase.



Conservative Underwriting: 30% vacancy stress-tested projections with verified market comps. Your investment is protected by disciplined, data-driven modeling.



For City & County Leaders: Our developments increase affordable housing stock, attract workforce talent, generate property tax revenue, and revitalize neighborhoods — all with zero displacement.

Ready to Partner With Us?

Whether you're a private equity fund, family office, individual lender, or a municipality - TerraNova Alliance has a partnership structure designed for your goals.

INVESTOR & PARTNER OVERVIEW

Purpose-Built Affordable Co-Living Communities

High-yield, mission-driven residential development in America's fastest-growing corridors - designed to solve the housing crisis and deliver exceptional returns.

40-60%
Yield Premium

24%
Built-in Equity

95%+
Occupancy Rate



TerraNova Alliance