



Solving the Housing Crisis One Community at a Time

OUR VISION

Purpose-Built Workforce Housing for Energy, Oil & Construction Sectors

Guided by a mission to redefine sustainable living, TerraNova Alliance bridges the gap between hidden land potential and vibrant community impact. Our hands-on process—from rigorous site selection to innovative master-design—ensures that every RV park, campground, and urban development meets our gold standard for stability. By breaking ground on large-scale, income-producing safe havens, we are actively scaling a national infrastructure that serves the evolving needs of professionals and workforces while securing the future of the land we steward.

Community-Centric Development:

A unique focus on shared resources and lifestyle amenities to ensure high resident retention and low-turnover assets.

Dual-Focus Resiliency:

Actively pursuing the complementary low-CapEx/high-cash-flow nature of RV Parks and the density/yield of Co-Living.

THE INVESTMENT OPPORTUNITY

Why Passive Partners Choose TerraNova

- 1 Investment Goals:** Open to established or underperforming parks, both transient (near attractions) and long-term (near populations centers). Focus on cash flow and value-add.
- 2 Park Size:** 30-50 pads (targeting <75 units). Open to mixed-use parks. Preference for tenant-owned homes (TOH); some park-owned homes (POH) acceptable.
- 3 Location:** Within 30 minutes of opportunity zones in the Midwest, Sunbelt, and South. Excludes Florida; properties must have no flood zones, high crime, or declining markets.
- 4 Financials:** Max equity check: \$1.5M. Open to creative financing, seller financing and JVs.
- 5 Utilities:** Any setup acceptable; open to parks needing upgrades.
- 6 Value-Add:** Operational improvements, rent growth, or amenity enhancements.



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.

Building Better Cities, Together

Our mission is to revitalize your community through strategic housing development and park restoration. We work alongside local leaders to boost the tax base and provide workforce housing, ensuring that as your city grows, its green spaces and neighborhoods thrive in tandem.



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



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FOR PRIVATE LENDERS & EQUITY PARTNERS

Secure Acquisition & Investment Outline



Acquisition & Initial Stabilization. Immediate control of the asset to execute high-impact physical and operational improvements.



Value-Add Infrastructure. Deployment of capital for energy-efficient systems, community spaces, and utility modernizations (e.g., 50-amp upgrades). Optimized Asset Management. Long-term oversight focusing on tenant satisfaction and expense optimization.



Conservative Underwriting: Analysis of market fundamentals and historical occupancy using disciplined financial modeling. Comprehensive vetting of zoning, HUD-tag compliance, and environmental risks (e.g., flood zones). Verification of utility reliability including 3-phase power and flow tests for water/sewer.



Secure Construction Capital & Expertise: Utilization of precision-engineered construction solutions and professional project management software. Management of significant CAPEX for infrastructure remediation without resident 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

TerraNova Parks™

Where mission-driven development meets high-yield results. From modern workforce housing (man camps) to the restoration of local parks, we provide the residential infrastructure that America's fastest-growing cities need to thrive. We don't just build housing; we revitalize the corridors that power the nation.

15-20%
Projected IRR

1.7x - 2.2x
Equity Multiply

Qtrly
Distributions



TerraNova Alliance