

DEVCO, LLC

Prepared for:
Our Redeemer's Lutheran Church

January 13th, 2026

Prepared by DevCo Preservation, LLC



WHO WE ARE

We are pleased to present for your consideration, the attached LOI to open conversations Our Redeemer's Lutheran Church regarding the development of a project at **3580 N Benton Ave, Helena**. We are confident these terms will lead to a successful project, and more importantly for you, a successful land closing.

The enclosed materials will show a track record of our team's ability to secure land, entitlements, and financing to deliver institutional grade residential projects. We believe our history, capital structure, and intense early diligence make us the best prospective purchaser of your property; we can offer you something others either cannot or are unwilling. Once DevCo is in contract, we are confident you will be impressed with the vigor we put into every project. We are committed to keeping you informed on progress as we go, if you wish.

We have deep relationships with design professionals, contractors (when needed), lenders, jurisdictions, and other third parties. We also identify and enlist critical local experts and consultants. This intentional balance of efficiency and local knowledge is key to our nationwide success.

Thank you for allowing us to submit our proposal. We look forward to the opportunity to meet your team and discuss options for our residential concept on your property.



David Ratliff

President

DevCo Development

WHERE WE ARE



BUILT

34 projects built
7,309 units

OWNED

52 number of projects
9,747 number of units

IN DEVELOPMENT

3,075 units of existing asset
acquisition and renovation
2,254 units under construction
3,373 units in development

HIGHLIGHTED PROJECTS



Creston Point
473 unit multifamily community

Seattle, WA



Discovery West
209 unit multifamily community

Issaquah, WA



Discovery Heights
360 unit mixed-use multifamily with retail

Issaquah, WA

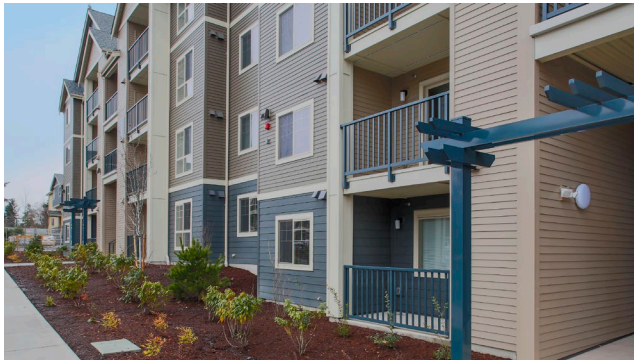
HIGHLIGHTED PROJECTS



The Vantage

377 unit two-phase multifamily community

Lynnwood, WA



Uptown Square

300 unit mixed-use multifamily with retail

Federal Way, WA



Waterview Crossing

326 unit mixed-use multifamily with retail

Des Moines, WA

UNDER CONSTRUCTION

Solera

7-story 588 unit mixed-use community
with 25,000sf commercial
Delivery 2024

Renton, WA



Oregon Four

Five property 206 unit portfolio, acquisition/rehab
Delivery 2023

Various, OR



Blooming Glen & Cedar Hills

80 units, acquisition/rehab
Delivery 2023

Various, MN



UNDER CONSTRUCTION

Ravenswood

5-story 295 unit multifamily community
Delivery 2022

Lynnwood, WA



Four Corners

6-story 430 unit multifamily community
Delivery 2024

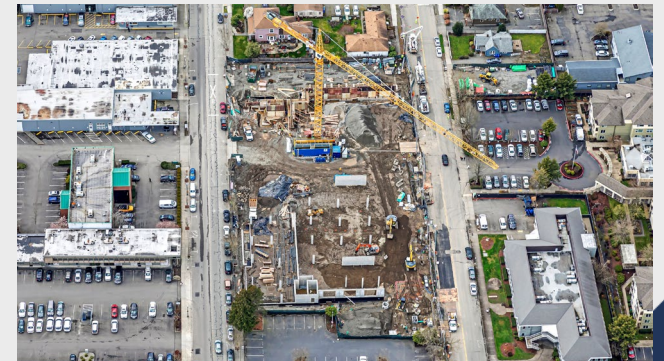
Everett, WA



Ovation at Meeker

6-story 218 unit senior housing community

Kent, WA



IN DEVELOPMENT

Brea

6-story 386 unit mixed-use multifamily with retail

Shoreline, WA



West Franklin

4-story 112 unit multifamily community

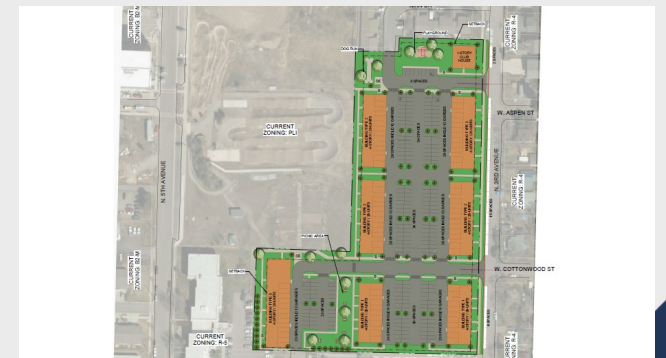
Boise, ID



North Third

4-story 197 unit multifamily community

Bozeman, MT



IN DEVELOPMENT

Steeple Chase

110 unit multifamily community, acquisition/rehab

Peoria, AZ



West 64th

4-story 176 unit multifamily community

Arvada, CO



Emerson Place

4-story 192 unit multifamily community

Indianapolis, IN



IN DEVELOPMENT

Havens Edge

246 unit multifamily community

Columbus, OH



Traditions of Holland

120 unit multifamily community, acquisition/ rehab

Holland, MI



New Hampton Gardens

230 unit multifamily community, acquisition/ rehab

Milwaukee, WI



IN DEVELOPMENT

Jesse Owens

236 unit multifamily community

Phoenix, AZ



District at Laveen

250 unit multifamily community

Laveen Village, AZ



Grand Canal

112 unit multifamily community

Phoenix, AZ



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