Invest in Veridian at County Farm

Solar-mixed-income neighborhood targeting Living Community Challenge

Invest in Veridian at County Farm: From Youth Prison to Living Community

$0 committed from 0 investors

Small $100 K+

FUNDRAISER | UPDATES (0) | DISCUSSION (0)

$100 | Commit to Invest

Fundraise status: **Actively funding**

Invest via Preferred equity (for Canada only Note: up to non-accredited investors) Min. $10,000 Max. $1,000,000 Min. 12 months

We plan Veridian at County Farm to be one of the nation's first mixed income net-zero energy communities. The THRIVE Collaborative is targeting Living Community Challenge certification, often called the most rigorous and inspiring green-building standard.

Veridian at County Farm will be a 100% all-electric development, powered by solar, with no gas lines or combustion appliances in the City of Ann Arbor.

2270 Platt Rd is a premium parcel located in Ann Arbor, Michigan, adjacent to County Farm Park nestled between 330 acres of woods, wild-flower-lined trails, community gardens, and playgrounds. It is one of the few remaining large undeveloped parcels in the City of Ann Arbor.

The property is the site of a former Washtenaw County juvenile detention center, opened in 2013. Veridian at County Farm is a unique collaboration between Habitat for Humanity, LLC and a local non-profit affordable housing provider.

Climate crisis has been called the most disruptive socio-economic force in the history of humanity. The THRIVE Collaborative is committed to invest in real estate that leverages its success to become a model of climate solutions we need. We believe it is devoted to consider designing a neighborhood that does not result in the creation and use of the burning of fossil fuels.

Real estate investment is a historic tipping point socially, economically and environmentally. What we build today will define us and the lives of our children for the next century. We're excited to offer this investment in this prime development.

Matthew Grocoff, Manager

CURRENT FUNDRAISE SUMMARY

Fundraise Summary		Offering Materials
Security Type	Equity	Veridian at County Farm Disclosures.pdf
Minimum Investment	$500	Veridian at County Farm Term Sheet.pdf
% Offered	40.00%	Veridian at County Farm Subscription Agreement.pdf
Liquidation Preference	1.0x	Veridian at County Farm Qualified Investor Questionnaire.pdf
Voting Rights	Limited	Veridian at County Farm Disclosures.pdf
Dividend	At Company's discretion	Veridian at County Farm Disclosures.pdf
Investor Eligibility	All Investors	You may download these documents for your own use.

Learn about investing in preferred equity

INVESTMENT PERKS

Expires 12/18/2019 | $500.00+

Name an Community Founders Wall

All early investors will be able to receive: 1) Name permanently inscribed on the Community Founders Wall. 2) Invitation to special events prior to construction 3) Free admission to investors' party and ribbon-cutting ceremony at key buildings and construction tour

Expires 12/18/2019 | $10,000.00+

Name a Street

HUBERT This Perk Expires December 18th! All $100 perks PLUS the following: You get to get the naming rights to one of the Lane Ways. Name one of the streets after someone, someone, something or a place you like. This is a great way to leave a mark of this community is personally and show others what a good ancestor you are! A wonderful gift for someone you love. (NOTE: street name must meet approval by the City of Ann Arbor management team. No Disney McBeal Face Lane" here.)

FINANCIALS

FUNDING | FINANCIALS

ASK A QUESTION

This is an overview of the previous and planned financings of the business, including the capital needs the business is looking to raise in the current financing.

Funding Uses for Target Raise ($100 k)

Other	$95,000.0

Funding Uses for Max Raise ($500 k)

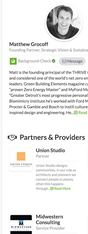
If additional is longer raise

Other	$380,000.0

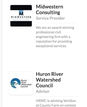
Removing funding uses include Localstake Marketplace fees. See offering materials for full details.

$9,615,246 from Other Financiers

Bank (Debt)	$7,010,673 (planned)
Outside Investors (Equity)	$1,105,273 (planned)
Founders (Equity)	$499,298.0



Veridian at County Farm: From Youth Prison to Living Community



PITCH DECK

Q&A

TEAM | PROXIMITY

ASK A QUESTION

Provide background information on the project sponsor.

THRIVE Collaborative is an Ann Arbor, MI based developer and builder dedicated to creating the smart, self-sufficient buildings needed for the 22nd Century. THRIVE's mission is to lead the transformation to a truly sustainable human-built environment that is in harmony with its ecologically restorative. We believe the buildings beautiful and affordable we can accelerate the shift toward a green economic/resource design. We use intellectual rigor combined with expert collaborations to create transformative solutions.

We take a holistic approach to addressing critical community needs using the framework of the seven performance categories of the Living Buildings Challenge™: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty. THRIVE's work has been featured in seven books on urban planning, net-zero energy and sustainable design and building and featured in over 150 media outlets around the world including NPR, USA Today and Fine Homebuilding.

TEAM

Joseph J Jonna
Partner, Financing and Business Development

Background Check | Message

His background in real estate, construction, and development dates back to his family roots at the Jonna Companies, founded by his late Uncle James Jonna in 1955 and led today by his father, Frank Jonna. For the last half century the family has built and developed numerous projects primarily in Southeastern Michigan. The Jonna Companies specializes in residential building stems from his oversight of the company's highly extensive and diversified... Read More

David H Elfrid
Partner, Technical Building and Performance Lead

Background Check | Message

David Elfrid is the president and founder of Greenlife Building LLC. He is a pioneer in sustainable residential and commercial building and consulting utilizing the USGBC LEED Certification, EPA Energy Star, ZERH Certification, Net Zero Energy and EPA Lead-Safe Certification. David also formed Greenlife Building Supply, a company that sells green products from around the nation who aim to increase energy efficiency and renewable power for... Read More

Matthew Grocoff
Founding Partner, Strategic Visions & Sustainability Lead

Background Check | Message

Matt is the founding principal of the THRIVE Collaborative and considered one of the world's net zero energy building leaders. Green Building Elements magazine called him the "premier Zero Energy Master" and Michael Maguire one of "Greater Detroit's most progressive personalities." With the Biomimicry Institute he's worked with Ford Motor Company, Procter & Gamble and Bosch to instill outcomes of biologically-inspired design and engineering. He... Read More

Partners & Developers

Union Studio
Partner

Union Studio designs environments that bring people, art, architecture and planners we connect people to places, and to each other through... Read More

Biohabitats
Service Provider

We apply the science of ecology to design ecosystems, conserve key habitat, and regenerate healthy landscapes for... Read More

inSite Design Studio
Partner

Founded in Princeton

inSite actively pursues ecologically-sensitive, innovative landscape architecture and urban design through ongoing consideration of... Read More

Midwestern Consulting
Service Provider

We are an award-winning professional civil engineering firm with a reputation for providing exceptional services.

Sway Mobility
Service Provider

Sway is a mobility ecosystem of any size.

Our platform allows cities, neighborhoods, businesses, and communities to share and use... Read More

National Wildlife Federation - Great Lakes Office
Advisor

NWF Great Lakes is advising Veridian at County Farm on habitat restoration education, and creating a neighborhood wide... Read More

Huron River Watershed Council
Advisor

HRWC is advising Veridian at County Farm on context of the neighborhood for habitat restoration and community education.

genZe
Service Provider

genZe's mobile because we believe in sustainable energy solutions for a better world. With growing urban areas, and increased trends... Read More

Ann Arbor Center for Independent Living
Partner

At the CIL, we praise that what you need for your life is possible. Since 1976, we have been working to help with any facility who... Read More

ABOUT VERIDIAN AT COUNTY FARM

Entity	2270 Platt LLC
Entity Type	LLC
State Organized	Michigan
Founded	February 2019
Employees	3
Social Media	
Website	

Headquarters

RISKS & DISCLOSURES

COMPANY RISKS | CONFLICTS OF INTEREST | RELATED PARTIES | TAXES | DISCLOSURES | PROCEDURES | RELATED PARTIES

ASK A QUESTION

- **Unpredictability of future revenues; Potential fluctuation in operating results**

Because the Company has no operating history, the ability to forecast revenues is limited. The Company's future financial performance will depend on the growth, if any, in the demand for its proposed services and fluctuate substantially from quarter to quarter due to a number of factors, many of which are likely to be outside of the Company's control. These factors, each of which could adversely affect results of operations, include:

- Actual... Read More

- **Existing and potential litigation**

Although management is unaware of any threatened or pending litigation against the Company or management, there can be no assurance that future claims will not be asserted and that, even if without merit, the cost to defend against such claims would not be significant, thus having a material adverse effect on the Company's business, financial condition and results of operations. The Company may have third party lawsuit against the... Read More

- **Control of the Company**

The managers supporting the Company's management team will have sole management authority over the business and affairs of the Company. Investors will have no opportunity or opportunities to pursue an alternate course of action. Investors will have no right to exist with respect to the management or to participate in any decision regarding management of the Company's business, other than the limited. On matters subject to a member vote, the investors will... Read More

View More 1 2 3 4 5 6

As investment in the Company involves a high degree of risk, and should be regarded as speculative. Prospective investors should carefully consider these investment risks among others, in addition to the other information presented in the Offering Materials, including the Company's investment. The risks listed herein are not a complete list of potential risks facing the Company and it's most important prospective risks that the Issuer, and it's investments will be experiencing.

Investment Amount
and access details.

I'm Interested

Offering Information and Disclosures

This business is conducting an offering of securities in reliance on the exemption from registration in Securities Act Section 4(a)(6) and in accordance with Section 4A and Regulation Crowdfunding.

The offering is being conducted by Localstake Marketplace LLC, a registered funding portal, and localagent.ai, and overseer of ... and ... Check the background of this firm on FINRA's BrokerCheck.

Please review the Offering Materials for a full description of the risks to be considered when assessing an investment in this business. Also, review our Risks of Investing before making an investment decision.

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Leave a Message