



LORALOMA

PRIVATE CLUB AND ESTATES

Private Residences Club





The Private Residences Club offers the best of Loraloma at a price and commitment designed for those who prioritize convenience and ease of ownership. Six homes, overlooking David McLay Kidd's signature 18th hole, will grant full access to the club during your weeks.

Designed by Denton House, renowned for destination architecture that blends sophistication and soul, each residence balances spacious gathering areas with serene retreats for relaxation. With proximity to the clubhouse and curated hospitality by the Loraloma team, owners enjoy an elevated standard of comfort both inside and beyond their home.

YOUR HOME:

- Four bedrooms, each with ensuite bath, plus two powder rooms
- Two-car garage (accommodating full-sized SUVs), two golf cart ports, and guest parking
- Private pool, BBQ terrace, and outdoor living spaces
- Approximately 5,000 square feet interior with an additional 2,000 square feet exterior

CLUB STRUCTURE:

- 1/8 share ownership in the controlling LLC of each home
- Full club access during your chosen weeks (vertical membership extending to either your parents or children), with limited opportunities to upgrade to a full, year-round membership
- Maintained and serviced by the Loraloma Club hospitality team
- Completely turn-key, outfitted with furniture and everyday essentials



A GOLF MASTERPIECE IN YOUR BACKYARD







CONVENIENT CLUB ACCESS



Golf House with Restaurant



CONVENIENT CLUB ACCESS



Golf House Patio



CONVENIENT CLUB ACCESS



Comfort Station 9 with Restaurant and Event Lawn



CONVENIENT CLUB ACCESS



Comfort Station 9 Patio



SHORT GAME AREA

FUTURE WELLNESS
& FITNESS CENTER

FUTURE CLUBHOUSE
& RESTAURANT

HOLE #18

GOLF HOUSE

GOLF HOUSE







DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

Custom-crafted by Denton House, these light-filled residences blur the line between home and horizon. Dramatic window walls open to Hill Country views, while interiors invite both lively gatherings and quiet moments of reflection.

From hand-selected materials and premium appliances to inspired architectural detail, each home reflects the artful balance that defines Loraloma living. Every space, from the double-height great room to the tranquil bedrooms, is designed to nurture connection, comfort, and a true sense of belonging.

Double-Height Living Room



PRIVATE RESIDENCES CLUB

4 Bedroom
5.5 Bathroom

4,690 Int SF
1,553 Ext SF

MAIN LEVEL
2,786 INT SF
1,014 EXT SF
774 GARAGE SF

LORALOMA

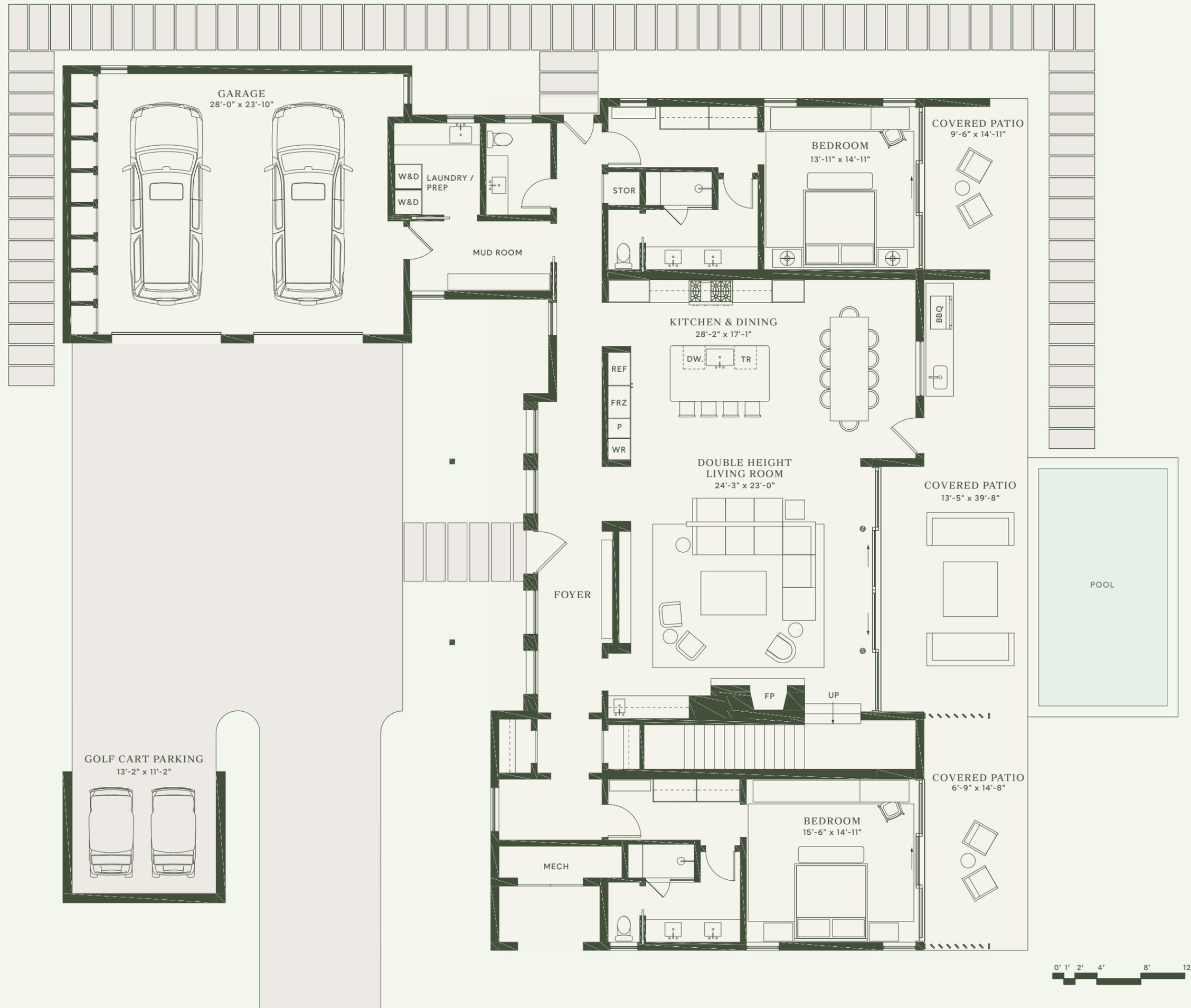
PRIVATE CLUB AND ESTATES

ARETÉ collective



COMPASS
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**PRIVATE
RESIDENCES
CLUB**

4 Bedroom
5.5 Bathroom

4,690 Int SF
1,553 Ext SF

UPPER LEVEL
1,905 INT SF
539 EXT SF

◆ ◆ ◆
LORALOMA

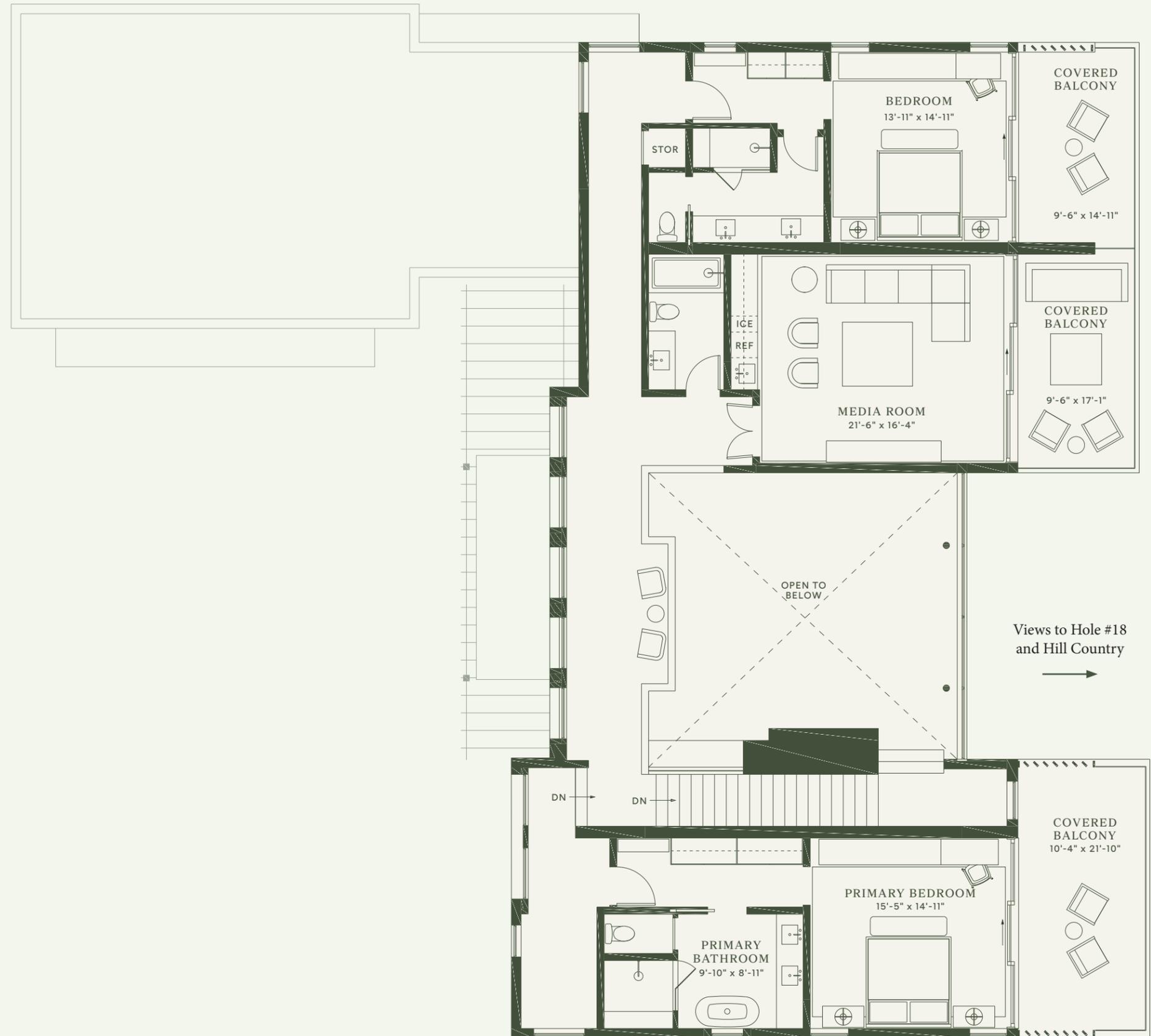
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Home Front Elevation



Home Back Elevation



Chef's Kitchen with Integrated Appliances



Bedroom Suites with Private Terraces



TODAY:

Fund a \$250,000 deposit to secure your share at the set price. As a courtesy to all Private Residences Club members, you will have full access to the club from now until when your home is complete.

OCTOBER 2025:

The Loraloma course is now open and available to members.

JANUARY 2026:

Monthly golf club dues commence for all members.

FALL 2027:

Anticipated completion of the first residence. At this time, you will close based on your share price.





OPERATING EXPENSES:

Your home is more than a property, it is a fully serviced retreat. Each residence arrives complete with curated furnishings, local artwork, and the essentials for effortless living. Call on the Loraloma Club hospitality team at any time for pantry stocking, a private chef, tee times, and more.

The day-to-day operations of these homes will be coordinated by the Loraloma Club team. Monthly dues will cover maintenance, landscaping, Loraloma HOA, Loraloma Club management, partial golf dues, and direct house costs (taxes, utilities, and working capital).





WHAT ARE THE ASSOCIATED COSTS?

Each home will be fully managed by the club. Recurring costs for the homes will include club management, utilities, taxes, club and HOA dues, and working capital. All pro-rata per share.

WHO MAINTAINS THE HOME?

Loraloma's dedicated hospitality and maintenance team ensures every home is pristine, indoors and out, before each arrival.

HOW ARE WEEKS ALLOCATED?

Each year, the club conducts a rotating draft that allows all eight owners of a home to select six preferred weeks in a fair and transparent order. In the first year, the selection order is completely random; in each following year, the order shifts forward by one position to ensure every owner has equal opportunity for prime dates over time.

DO I HAVE TO USE ALL SIX WEEKS?

No, if you are not able to make use of one or more of your selected weeks, you can provide written notice to the club who may choose to, but is not required to, rent the unused weeks.

HOW LONG IS EACH STAY?

To maximize your enjoyment over weekends, stays will range from Monday to Sunday.

CAN MY FAMILY USE THE HOUSE WHEN I AM NOT THERE?

Yes, your vertical membership extends full privileges to your spouse, and either your parents or children.

DO MY GUESTS HAVE ACCESS TO THE CLUB?

Yes, as long as a member is present, guests staying in your home have full access to the club.

WHAT SERVICES DOES THE CLUB PROVIDE?

In addition to full access to the club, the hospitality team will provide weekly housekeeping services, landscape maintenance, and a menu of à la carte services such as pantry stocking, private chef, off-site experiences, and travel concierge.

CAN I RESELL MY SHARE?

Yes. The Private Residences Club is slated for six homes. When all initial shares are sold, the club will establish a resale market and manage a waitlist for those who miss out on the original offering.

IS THIS A TIMESHARE?

No, the Private Residences Club is not a timeshare, and you are under no obligation to rent the home during your weeks.

CAN I PURCHASE MULTIPLE SHARES?

Yes, you are welcome to purchase multiple shares to increase the number of weeks you can use.



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