



L O R A L O M A

PRIVATE CLUB AND ESTATES

Developer Financial Strength

Areté Collective, founded by two former executives of Discovery Land Company—a recognized leader in luxury master-planned communities—is a vertically integrated real estate development firm specializing in the seamless design, development, and operation of exclusive residential communities. With a commitment to blending architectural excellence, sustainability, and hospitality, Areté is “different by design” and creates places where people can live, connect, and thrive—cultivating not just developments, but enduring legacies. Together with our financial partner, The Wasatch Group, Areté is currently developing Thomas Ranch and Loraloma in the Texas Hill Country, and The North Shore Club on the North Shore of Oahu, Hawaii.

Financial Partnership

Areté Collective has a longstanding relationship with Dell Loy Hansen and The Wasatch Group, which manages over \$3 billion on a discretionary basis. Wasatch is a diversified operating company whose portfolio spans residential and commercial real estate development and management; several energy, technology and life science companies, consumer products; and venture capital. Areté and Wasatch have formed a joint venture for the development of Thomas Ranch including Loraloma, in which Areté is the working member and Wasatch is the capital member. This relationship also spans multiple states and multiple projects.

Property Ownership

The partnership controls, by ownership and option, over 2,200 acres of land within the Thomas Ranch Master Plan, including Loraloma’s 1,100 acres and several hundred additional acres beyond its boundaries. Every aspect of this master plan reflects a thoughtful balance of natural preservation and innovative design, creating spaces that inspire and endure.

Development Financing

The project is backed by \$140 million in partnership capital and land-seller financing, funding early milestones such as land acquisition, permitting, golf course construction, and master plan design. To advance development further and faster, the development group has secured \$178 million in commercial loans and bond financing to support infrastructure projects and amenities, including roadways, utilities, and the golf course.

The development group remains committed to disciplined financial stewardship, prioritizing reinvestment of sales proceeds to sustain progress while selectively leveraging additional debt if needed. This measured approach ensures that every stage of the project builds towards a community that exceeds expectations and stands as a lasting testament to innovation and collaboration.

