

A PROPOSAL FOR HUNT COMMUNITIES • CIMARRON • EL PASO, TEXAS • AUGUST 2026

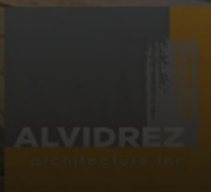
San Felipe at Cimarron

A Santa Barbara-inspired multifamily community at Northwestern Drive & San Felipe Drive

ASCENT HOLDINGS Developer

ALVIDREZ ARCHITECTURE Architect

SADOVA GENERAL CONTRACTORS Builder



THE OPPORTUNITY

Cimarron's next chapter

For nearly 80 years, Hunt has shaped El Paso — and Cimarron is the clearest expression of that legacy: 1,800 acres in the foothills of the Franklin Mountains, planned with a discipline and character few communities in Texas can match.

We have an offer on the land at Northwestern Drive and San Felipe Drive, and we don't take lightly what it means to build inside the gateway of this community. Our concept is designed to meet Cimarron's standard — architecture that belongs to the mountain, amenities that reward residents, and an El Paso-based team accountable to this city long after lease-up.

This deck introduces the concept and the team we would put behind it.

1,800 acres of homes, parks and open space in Hunt's flagship MPC	2,200+ homes planned at build-out along the Franklin foothills
7 mi of internal trails linking to Franklin Mountains State Park	500K+ SF of retail and entertainment at West Towne Marketplace

Anchored by The Hospitals of Providence Transmountain, EPCC Northwest, and direct Loop 375 access to I-10.

THE SITE

The gateway corner

Frontage on Loop 375

Visibility from Paseo del Norte / Transmountain — Cimarron's front door.

Northwestern Dr & San Felipe Dr

A hard corner within the master plan, minutes from West Towne Marketplace.

Garden-scale plan

Nine residential buildings arranged around a central green paseo.

Resort amenity core

Clubhouse, pool and shaded courtyards at the heart of the site.

SITE PLAN BY ALVIDREZ ARCHITECTURE



THE DESIGN CONCEPT

Santa Barbara, in the foothills

Hand-laid stone arcades, warm stucco, wrought-iron balconies and terracotta tile — a timeless Spanish-Mediterranean vernacular that already defines Cimarron's finest addresses.

Buildings are set to frame the Franklin Mountains, not block them. View corridors run through the site, and native desert planting — agave, bougainvillea, olive and palm — keeps the landscape rooted in the region while green paseos soften every walk home.

“Architecture that belongs to the mountain.”





COMMUNITY & AMENITIES

Designed around daily life

Clubhouse & resort pool

A full amenity core at the center of the site — the social heart of the community.

Arcades & shaded paseos

Covered stone walkways and landscaped paths connect every building to the green.

Courtyard living

Intimate garden courtyards between buildings bring light, air and privacy.

Lawns & gathering greens

Open play lawns and seating groves designed for families, neighbors and pets.

WHY IT FITS

Built to Cimarron's standard

Architectural kinship

Extends the Santa Barbara character Hunt established at Las Mansiones — one coherent gateway, not a patchwork.

Class A, full stop

Resort amenities, elevated finishes and garden-scale living on par with the community's best addresses.

Connected by design

Internal paseos and walkways carry the spirit of Cimarron's seven-mile trail network into the heart of the site.

Local, long-term vision

An El Paso-based developer, architect and builder — invested in this community's success for decades, not a cycle.

THE PROJECT TEAM

An El Paso team, end to end

Developer, architect and builder — all rooted in the Borderplex.

DEVELOPER

Ascent Holdings

Jordan Furman is the Founder and CEO of Ascent Holdings, a diversified investment platform focused on the acquisition, development and operation of multifamily assets, synergistic operating businesses, and alternative investments. Since founding Ascent in 2021, Jordan has led the development of two Class A, garden-style multifamily communities totaling over 500 units in the El Paso MSA.

Desert Commons West (276) • Desert Commons East (225)

ARCHITECT

Alvidrez Architecture

Designing the Borderplex for more than 40 years, with a dedicated housing studio and 950+ residential units designed or revitalized across the region.

Locally owned & operated, El Paso

GENERAL CONTRACTOR

Sadova General Contractors

El Paso builders whose leadership has delivered \$550M+ of regional projects — including \$72M+ of multifamily communities across Texas and New Mexico.

Led by Willy Gonzalez, VP & Partner

Four decades designing the Borderplex

Alvidrez Architecture has shaped West Texas for more than 40 years as a locally owned, El Paso-based firm. Their work is guided by a simple belief: enduring architecture transcends trends — responding to the desert climate, culture, and history of the region.

Their housing experience spans multifamily, military, affordable, and single-family communities, backed by a dedicated design studio with 100% project focus on housing for this assignment.

Trusted by the region's most demanding clients — the City of El Paso, UTEP, Texas Tech Health Sciences Center, EPCC, the U.S. Army Corps of Engineers, and the Department of Defense.

40+

years in El Paso

950+

residential units designed

RESIDENTIAL EXPERIENCE

Kennedy Brothers, Housing Authority of El Paso

240-unit apartment revitalization + 124 new homes

Munoz Manor & Harry S. Truman Housing

250 units renovated for the Housing Authority of El Paso

4433 Stanton Condominiums

Private multifamily development, TVO North America

Miner Village II, UTEP

Student housing complex planning

Ysleta del Sur Pueblo Family Housing

60 new single-family homes, Phases I & II

Fort Bliss & David L. Carrasco Job Corps

Military housing modifications + 215-unit occupied renovation

Proven builders, multifamily depth

SADOVA is an El Paso general contractor whose leadership has planned, bought out and delivered more than \$550 million of ground-up and renovation work across the region — schools, stadiums, and residential communities — much of it as CM-at-Risk for the area's most exacting public owners.

Willy Gonzalez, VP of Development & Construction and Partner, brings 15+ years leading preconstruction through closeout, and was the first general contractor in El Paso to run Procore daily and adopt LEAN builder practices.

The field team is anchored by superintendent Jorge Nunez — a dedicated multifamily builder — and degreed project engineers Melissa Gonzalez Bolivar and Dorian Valdez.

\$550M+

delivered by leadership

\$72M+

multifamily communities

100+

buildings built regionally

MULTIFAMILY TRACK RECORD

El Cerrito Apartments — El Paso, TX

28 buildings + community center • \$23M

Cielo Tower — El Paso, TX

7-story residential tower • \$19M

Kathy White Apartments — El Paso, TX

14 buildings + community center • \$12M

DeWetter Homes — El Paso, TX

52 apartment homes + community center • \$10M

Desert Hope Apartments — Las Cruces, NM

40 units + community center • \$8.5M

Superintendent-led, OSHA-certified crews • bilingual field leadership



Let's build Cimarron's next chapter together.

*We're ready to bring an El Paso team, a proven concept, and long-term ownership
to the corner of Northwestern Drive and San Felipe Drive.*

JORDAN FURMAN Founder & CEO, Ascent Holdings • jfurman@ascent-holdings.com

