



**VILLAGGIO**

**Another Good Development**

# Villaggio

## Contact Information

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|                    |                          |
|--------------------|--------------------------|
| John Good, Jr.     | Chief Executive Officer  |
| Steve Good         | Director of Construction |
| Chris Loyd         | Project Manager          |
| Paul Endris        | Visual/IT Media Manager  |
| Kyle Rodriguez     | Information/Marketing    |
| Linda Lowe         | Apartment Manager        |
| Amy Merriman       | Sales Manager/Broker     |
| Michelle Digilormo | Office Manager           |
| Dolores Good       | General Accountant       |

## VILLAGGIO

The prestigious area of North Bossier City provides a picturesque foreground for VILLAGGIO, the new Italian themed urban lifestyle community. Unique to its setting at the intersection of Interstate 20 and Highway 80, Villaggio features multi-family housing; common wall single family housing; condominiums, urban specialty retail; full service dining; office and commercial space; an authentic Italian promenade featuring a 45 foot clocktower and an 5 acre lake offering paths for recreation and running as well as connecting to the entire project.

### **Villaggio Amenities:**

**Multi-Family Housing** – “Bella Vivere”. The Italian themed apartments of “Bella Vivere” are not the traditional unit common to Bossier – but elevated to a new level. The carefully appointed collection of one; two and three bedroom apartments afford magnificent views of Villaggio’s Main Street, the Promenade or Lake Villaggio. Phase I of the multi-family units will offer 230 units. Units will be pre-leased for the anticipated Summer, 2008 opening.

**Common Wall Single Family Housing** – “Casa Della Citta”. Located on the banks of Lake Villaggio, each townhome will be designed with the homeowner in mind and range in size from 1,600 to 3,000 square feet. Offering two car garages and interior courtyards, each unit will incorporate the rich traditions of Italian villa living and provide amenities unseen in the region.

**Retail** – “Buoni Negozi”. Encompassing over 55,000 square feet of prime retail space along the Villaggio Main Street and Lake Villaggio, the atmosphere is reminiscent of a busy Italian marketplace. With views of the Promenade and the lake, specialty urban retailers will be targeted to

the “living community that is Villaggio”. Adding to the ambience, a special market area named “Carrelli” will incorporate umbrella market carts offering everything from fresh flowers to Italian coffees.

**Dining** – “Buoni Mangia”. Offering a variety of restaurants and small cafes and cart vendors will add to the “village” theme of the Italian designed Villaggio. Up to four sites fronting Villaggio will be available to full service restaurants and a future gourmet grocery store.

**Office & Commercial Space** – “Spazio dell Ufficio”. One and two story professionally designed office space will be available for those that aim to “live, work, play and stay” in one location. The Italian themed streetscapes, landscaping, street lights and fountain courtyards provide a laid back venue for business’s wanting an office suite or office building.

**Promenade** – “Piazza del Posto”. The Promende is the heart and soul of Villaggio. Situated at the end of Villaggio’s Main Street and on the banks of the lake, the projects signature 45-foot clocktower is a welcoming beacon. Residents, visitors and diners can converse by waterfalls, enjoy a seasonal fireworks display, read or work by an outdoor fireplace, listen to the soothing sounds of string quartets or enjoy a light snack from one of the “Carrelli” cart vendors.

**Lake Villaggio** – “Villaggio Del Lago. As the central focus of the development, Lake Villaggio is more than a beautiful amenity. It becomes a part of your active lifestyle at Villaggio by offering paddle and sail boat rentals from its marina and dock, walking or jogging around the lake course, swimming in designated area, laying out on a real sandy beach or playing volleyball at one of the two sand courts.

**Condominiums** – **Phase II** – “Casa Bella”. Set in the heart of Villaggio and offering views of Lake Villaggio, these one, two and three bedroom units are developed around a three story design with each floor secured by wrought iron gates – limiting access to condominium owners.

## **John Good, Jr.**

John Good, Jr., developer and Chief Executive Officer of Villaggio Development Ltd., has a long and storied career as one of Louisiana's premiere commercial, retail and residential developers.

Signature projects in John's 21 years in the development industry include Stonebridge Development, LLC. Founded in 1996, Stonebridge golf and residential community featured Bossier City's first golf course and Louisiana's first PGA Professional Fred Couples' designed golf course. Today, the community development consists of 330 acres with an 18-hole championship golf course, a swimming and tennis facility, an exercise and workout area and 320 individual home sites totaling over \$30 million in real estate sales.

In 2000, John founded Riverwalk Entertainment, LLC. Designated by the City of Bossier as the Master Developer of the Louisiana Boardwalk in the Riverfront Development District in downtown Bossier City, John - through his company - acquired 90 pieces of property owned by 45 landowners. In addition to the private landowners, he acquired three businesses and a private landfill to assemble the property for the Louisiana Boardwalk development. Today, the \$190 million Boardwalk project is 95% leased, is home to the states only operating Bass Pro, and continues to see double digit increases in sales since opening in May, 2005. Boardwalk continues to establish itself as a favorite destination for tourists and has generated substantial economic growth in Bossier City.

John has a BS degree from Louisiana State University - Shreveport in Accounting with minors in Marketing, Finance and Economics. He and his wife Cheryl have two children and two grandchildren.

# VILLAGGIO

## Villaggio Site Generators

*Bossier Parish Community College.* New \$55 million campus is home to over 4,500 students and is within walking distance to Villaggio.

*Barksdale Air Force Base.* Over 9,000 military and civilian personnel working on-site and is less than two miles from Villaggio.

*Louisiana Boardwalk.* Outlet/retail/entertainment complex on the banks of the Red River contains over 70 outlet stores; a 14 screen state of the art cinema and includes the only Bass Pro in Louisiana and is less than 4 miles from Villaggio.

*Medical Centers.* Bossier's health community is self served by both Willis-Knighton, the only locally owned health care system and Christus-Shumpert Health System (which offers a Quick Care facility in the area). Both health complexes are within minutes of Villaggio.

*CenturyTel Arena.* Bossier City's new 14,000-seat arena is ranked 77<sup>th</sup> in the world in ticket sales and stages national events year round and consistently offers world-class entertainment and sporting events.

*Harrah's Louisiana Downs & Casino.* One of the premiere thoroughbred horse racing tracks in the country and combined with casino generated over \$84 million in revenue and is two minutes from Villaggio.

## VILLAGGIO

**Villaggio Development, Ltd.**, spearheaded by local developer John Good, Jr., is proud to announce his newest mixed-use community in North Bossier City - Villaggio.

### **Location:**

Intersection of Interstate 20 and Highway 80

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### **Project Amenities**

64 acre Italian Village themed mixed-use community

Multi-Family Housing

Common wall Single Family Housing

Upscale Condominiums

Main Street and Lakefront Specialty Retail

Full service Restaurants

Professional Office Space

Lakefront Promenade

Spectacular lake views

Pedestrian friendly walking paths along Lake Villaggio

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### **Villaggio**

Intersection of Interstate 20 and Highway 80

Italian Village themed mixed-use commercial/residential development

Over 55,000 square feet of in-line retail space

Four build to suit pads (restaurants & grocery use)

24 hour traffic counts @ I-20 & Hwy 80 approx. 62,000

24 hour traffic counts @ I-220 & Swan Lake approx. 44,000

Center of gaming district attracting over 16 million visitors

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## **Demographics**

|                                |         |
|--------------------------------|---------|
| Bossier City Population        | 59,611  |
| Projected Population Growth    | 5.79%   |
| Median Age:                    | 32.1    |
| Occupied Multi-Family Housing: | 96%     |
| Population - 20 miles          | 346,943 |