



EAST NASHVILLE, TENNESSEE  
17% RETURN INVESTMENT

23 RESIDENTIAL LOTS  
HOTTEST MARKET IN THE U.S.



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# PRINCE & DUKE AVENUES NASHVILLE, TENNESSEE

- 23 Pads sold in bulk
- Wholesale \$60,000 per pad - \$1.38 Million
- Retail \$170,000 per pad - \$3.91 Million
- Suggest \$177/SF Unit Resale - \$336K
- 17% Return on Investment
- 5% YoY Market Price Increase
- 1900 SF, 3 bdr, 2.5 bath, 2 car garage
- Trendy East Nashville Hot Spot Location
- Everything is turn-key ready waiting on investment dollars





## PROJECT

|                     |                         |
|---------------------|-------------------------|
| Development Type    | New Construction        |
| Asset Type          | Mid-Range Single Family |
| Location            | Nashville, TN           |
| Avg. Lot Size       | 8,500 SF                |
| Building Size       | 1,900 SF                |
| Number of Lots      | 23                      |
| Construction Period | 9 months                |
| Marketing Period    | 1-3 months              |

## INVESTMENT

|                           |                            |
|---------------------------|----------------------------|
| Security Type             | Preferred Equity           |
| Min. Investment Amount    | \$1,380,000                |
| Investor Preferred Return | 17%                        |
| Capital and 17% Paid      | When each Lot/Build Sells  |
| Est. Sale Date / Pay Out  | Over 4-12 Month Time Frame |





Only minutes from  
downtown  
Nashville...

5% YoY HOME PRICE INCREASE  
NO TWO HOMES ARE IDENTICAL  
2400 PEOPLE MOVE HERE MONTHLY  
2015 POPULATION: 1,830,345  
MEDIAN AGE: 34.53

#### DESIREABLE AREA

All of East Nashville is very desirable to buyers, with the right side of Ellington Pkwy being the first area to come up so more new builds and renovations are on that side, now the left side of Ellington is getting bought up and selling for the same prices. When you drive each side, you will see the right side being more "arrived" and the left being on the way

#### EXPLOSIVE GROWTH

East Nashville as a whole has gorgeous renovations and new builds scattered in with neighbors that are in need of upgrades or tear downs. "Sketchy" areas will be right next door to a \$450,000 home that sells before it's even finished being built. Over 30,000 people moved to Nashville last year, and that number has been predicted to double. East Nashville has exploded with new construction to accommodate this large demand. The buyer market is very diverse, with the young professionals with higher income brackets desiring the East Nashville area due to many factors and venue's: i.e. 5 Points, the Gulch and then of coarse Downtown Nashville.



## THE LOTS

The lots are scattered throughout 2 streets on Prince and Duke. There are 23 total pads selling in a package for \$60,000 each totaling \$1,380,000.00 asking price.

The sellers have spent years acquiring these pads to start the new community, and this year failed to be able to get the financing needed to complete the project.

They will sell the 23 pads as a package only or sit on it and wait for funding in future.

We do have several other investors that may take a portion of the lots. as long as we get them all accounted for, we can make an offer.

What is great about this project is that it will instantly become an "arrived" neighborhood with 23 new builds, wether built all at once or in pieces. 3 of the lots can only have 1 home, the rest are 2 on1 pads, which you will notice is common here. This entire area was just rezoned from R5 (only one house allowed per lot) to R6 being 2 houses allowed per lot. Several new builds have already begun on these streets.

## THE BUILDS

Some homes are attached, some detached, believe it or not, resale footage price is nearly the same. Using the same floor and exterior plans here is totally acceptable to buyers, classic style or new/modern are both very desirable. The main thing is that finishes on the interior need to be similar to the 1600-2500 sq. ft. homes buyers are used to seeing.

Many investors go for the higher end of \$450,000 to \$500,000 range to increase profits. The houses sell well, but as investors ourselves, we prefer the less risky option. We suggest the \$177/ sq foot resale range building 1900 sq ft, 3 bedroom, 2.5 bath homes with 2 car garages. Very few homes in East Nashville have garages, so this is a major plus. This model fits the biggest buyer market and they sell quickly.





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QUESTIONS?  
SPEAK WITH OUR  
INVESTMENT OFFICER:  
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