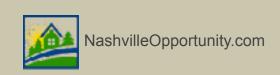


EAST NASHVILLE, TENNESSEE 17% RETURN INVESTMENT

23 RESIDENTIAL LOTS HOTTEST MARKET IN THE U.S.





OVERVIEW	2
INVESTMENT	3
THE AREA	4
OPPORTUNITY	5
INVEST NOW	6
DISCLAIMER	7

CONTENTS

SPECIALIZING IN
TENNESSEE REAL ESTATE

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
Asset Type
Location
Avg. Lot Size
Building Size

New Construction
Mid-Range Single Family
Nashville, TN
8,500 SF
1,900 SF

Number of Lots 23
Construction Period 9 months
Marketing Period 1-3 months

INVESTMENT

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





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.







CLICK HERE



INVEST NOW

THIS PRESENTATION does not constitute an offer to buy or sell securities. Prospective investors should not rely in whole or in part on this presentation. An offering can only be made pursuant to the delivery of a private placement memorandum and receipt of investment related documentation.

The offer to invest in the securities and the sale thereof has not been registered under the securities act. or any state securities act. The securities are being offered and sold in reliance on exemptions from the registration requirements of such acts. The securities are being offered and sold only to bona fide residents of states in which such exemption is available, who can meet certain requirements, including net worth and income requirements, and who purchase the securities without a view to distribution or resale. All statements contained herein may constitute "forward-looking statements". Forward-looking statements are generally identifiable by the use of the words "may", "will", "should", "plan", "expect", "anticipate", "estimate", "believe", "intend", "project", "goal" or "target" or the negative of these words or other variations on these words or comparable terminology. Forward-looking statements are based on current expectations and involve a number of known and unknown risks, uncertainties and other factors, many of which are beyond the Issuer's control, that could cause the project's or its actual results, levels of activity, performance or achievements to be materially different from any future results, levels of activity, performance or achievements expressed or implied by such forward-looking statements. No representation is made or assurance given that such statements or views are correct or that the objectives of the Issuer will be achieved. You should not place undue reliance on forward-looking statements and no responsibility is accepted by the Issuer or any of its directors, officers, employees, agents or advisers or any other person in respect thereof. The Issuer does not undertake to publicly update or revise any forward- looking statements that may be made herein, whether as a result of new information, future events or otherwise.

The material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described herein and is not to be copied and/or used for any purpose or made available to any other person without the written consent of the Issuer. In accepting this, the recipient agrees to keep all material contained herein confidential.

*Projections Disclaimer: All projections were made based on certain assumptions regarding revenues and costs of the project, among other things, which may not equate to actual results. Although the Manager believes these assumptions to be reasonable, actual results will differ from the Manager's assumptions and related projections and may differ materially. A prospective investor, together with his or her financial and legal advisers, should independently evaluate the reasonableness of any assumptions or projections and should not place undue or significant weight on any projections by the Manager or any other persons. The 17% ROI Investor Preferred Return for this Project are not guaranteed to repay principal or any return and an investor could lose some or all of its investment (see private placement memorandum for details).