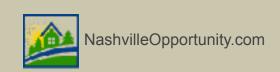


EAST NASHVILLE, TENNESSEE 18% RETURN INVESTMENT

11 RESIDENTIAL LOTS HOTTEST MARKET IN THE U.S.





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SPECIALIZING IN
TENNESSEE REAL ESTATE
INVESTMENTS

CHEROKEE AVENUE Multi-Family NASHVILLE, TENNESSEE

- 2 pieces to make a whole.
- Able to build up to 11 units.
- Special Permit Process Approval complete for 1600sf! Need another round for 2000 sf
- City Councilman has blessed the project.
- Retaining Wall has been built.
- Plumbing Rights have been obtained from owner behind the two lots allowing one to run the plumbing through their property for 11 units - all downhill.
- Likely would build Condos 3 of them 2 units together and 2 of them as single units together.
- Have plans and designs with rooftop balcony.
- Able to start the property immediately.
- Proposed making \$3.3 Mill profit potential from everything upon completion.







PROJECT

Development Type
Asset Type
Location
Build Costs Avg.
Condo Avg. Size
Number of Units
Construction Period
Sell each unit for

New Construction
Mid-Range Multi Family
Nashville, TN
\$90/sq ft
2000 SF
11
12 months

\$300,000

INVESTMENT

Security Type Preferred Equity Min. Investment Amount \$500,000 to secure land Investor Preferred Return 18% if done in year **Potential Gross** \$3.3 M on 11 units sold Potential Const. Costs \$1,980,000 **Estimated Hard Costs** \$25,000 GC % \$297,000 Potential Profit \$498,500 **Total Investment** \$2,802,000





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

Cherokee consists of 2 lots put together that have gone through the special permitting process for 1600 sq ft unit builds of 11 units. They are asking \$600,000 for the land but may take \$500,000 on a cash offer.

There are potentially 2 other lots on either side that could be acquired if sellers willing to sell which could boost this project to 20 units. Plumbing Rights have been obtained from owner behind the two lots allowing one to run the plumbing through their property for 11

units - all downhill. Likely would build Condos - 3 of them 2 units together and 2 of them as single units together. Have plans and designs with rooftop balcony.

The sellers have run out of money and ability to secure a general contractor to complete their project and thus the opportunity arises.

What is great about this project is it has already gone through the city planning approval process and is ready to go. That being said the original owners unwisely made their plan for 1600 sq ft units and we really need about 2000 sq ft units to get the return projected in this prospectus.

THE BUILDS

Some units maybe 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 selling in the \$300,000-\$330,000 price range. This model fits the biggest buyer market and they sell quickly.



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CLICK HERE



INVEST NOW

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