



EAST NASHVILLE, TENNESSEE
18% RETURN INVESTMENT

11 RESIDENTIAL LOTS
HOTTEST MARKET IN THE U.S.



NashvilleOpportunity.com

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

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	New Construction
Asset Type	Mid-Range Multi Family
Location	Nashville, TN
Build Costs Avg.	\$90/sq ft
Condo Avg. Size	2000 SF
Number of Units	11
Construction Period	12 months
Sell each unit for	\$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





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

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.



25 PART 1 BUILDING 56-12-115 1 MASTER SUITE 1 PRIVATE TERRACE



NashvilleOpportunity.com

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).