


Property Details

CONTROL: Owner VALUE: \$25,000
LOAN: \$0
EQUITY: \$25,000

TITLE: New Residential Construction
TYPE: Development
HAVE: Building new homes at Lake Tansi Golf Resort in Crossville, TN. Looking for JV cash partner with min. \$25k to invest in rolling new construction sales.
ADDRESS: 4029 Chica Rd., Crossville, Tennessee
BENEFITS TO NEW OWNER: Opportunity to invest minimum \$25,000 in a rolling construction program for several years to build out 10 to 20 lots with \$220,000 homes.

GROSS SCHEDULED INCOME: \$5,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$200
NOI: \$4,800
DEBT SERVICE: \$0
CASH FLOW: \$4,800
CAP RATE: 19.20%



BENEFITS SOUGHT: JV Partner.

MOTIVATION: 10

REMARKS: Will consider taking an equity in another opportunity (residential rehab perhaps)for part of a JV into the new construction.

OWNER: James Maxfield

COUNSELOR: James Maxfield Phone: 440-974-8418
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