


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

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