TINY HOME COMMUNITY

INVESTOR ACQUISITION & INCOME PROJECTION

TENNESSEE TUESDEE REAL ESTATE

PREPARED FOR	ASKING PRICE	PROPERTY	DEVELOPED LOTS
Carla Zappacosta	$4,000,000	13 Acres + Clubhouse	52 Lots

INVESTMENT OVERVIEW

This tiny home community is being offered at **$4,000,000** and includes approximately 13 acres, the clubhouse, and 52 developed rental lots. No additional build-out costs are currently projected. This analysis shows current lot income and a conservative suggested rent-normalization scenario for investor review.

CURRENT LOT INCOME

Lots	Current Rent	Monthly Income	Annual Income
26 standard lots	$450	$11,700	$140,400
26 higher-up / end lots	$550	$14,300	$171,600
TOTAL – 52 LOTS	Blended $500	$26,000	$312,000

SUGGESTED RENT PROJECTION

Conservative scenario: normalize all 52 lots to $550/month.

Projected Lot Rent	$550 / month	52 lots
Projected Gross Lot Income	$28,600 / month	$343,200 / year
Increase vs. Current	+$2,600 / month	+$31,200 / year

UTILITY STRUCTURE & ADDITIONAL UPSIDE

- Tenants pay their own electric usage; meters are read individually.
- Tenants currently pay $20 per month for water.
- Tenants pay their own internet.
- Clubhouse electric is approximately $200 per month ($2,400 annually) and is not currently allocated among tenants.
- Potential upside includes the planned rent increase and the option to allocate/recover clubhouse electric expense across tenants.

INVESTOR SUMMARY

Carla Zappacosta is seeking investment partners for the acquisition of this tiny home community from the current seller. The property offers existing recurring lot income, 13 acres and clubhouse ownership, with identifiable near-term income upside through rent adjustments and utility cost recovery.

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