



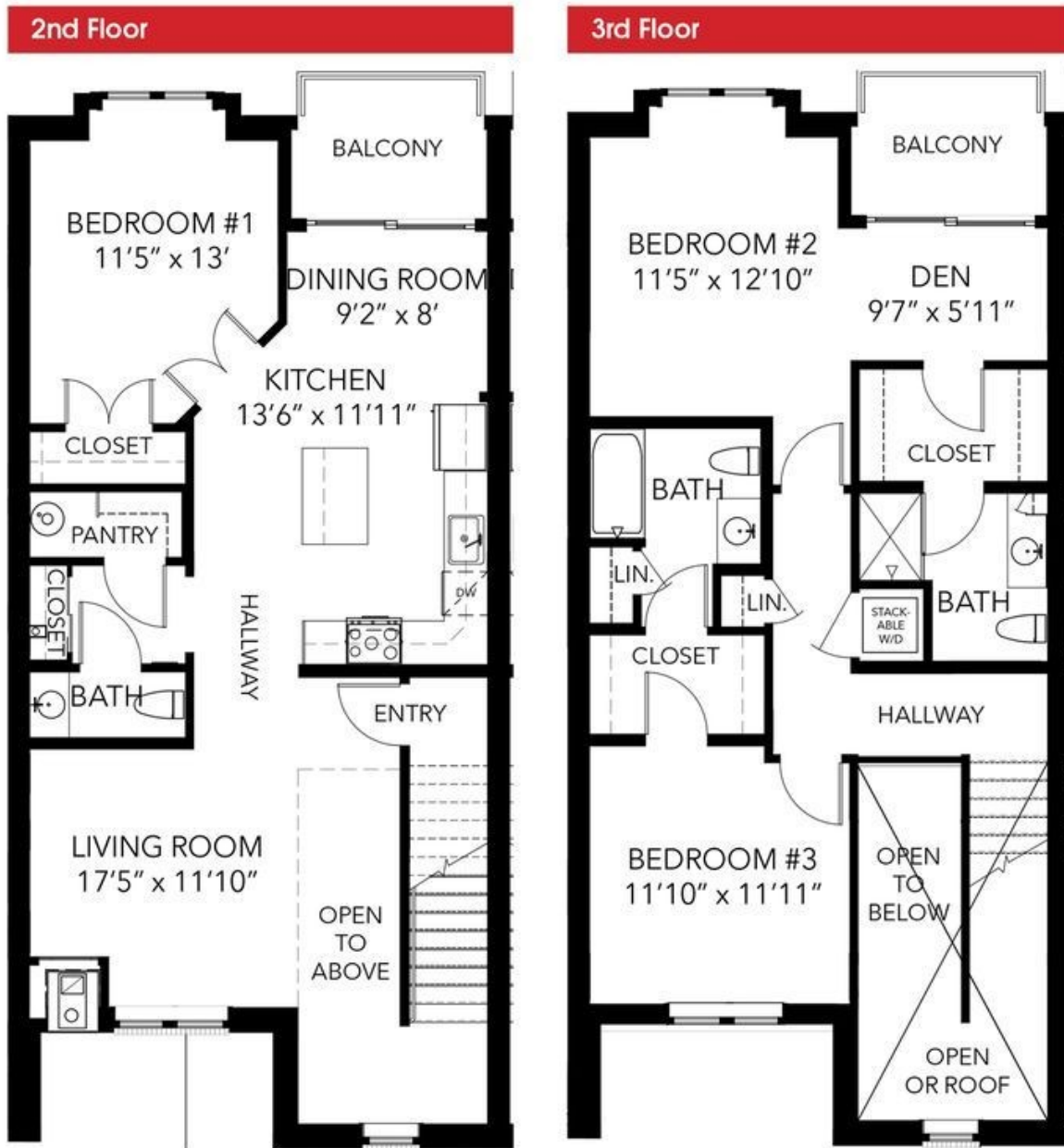
701 Hodges (Former Commercial Icehouse Lot)

QUAD-PLEX TOWNHOME (BUILD TO RENT) REAL ESTATE INVESTMENT DEVELOPER/BUILDER PACKAGE

APPROVED USE 1200 Square Foot Raised/parking 3 level Town Homes

Investment Value	Cost	Cost/Unit	Retail	
Land/Lot	\$199,000	\$49,750		
Demo	Allow/By seller			
4 BTR Town Home/Units	\$864,000	\$180,000	\$1,300,000	\$325k/unit
Total	\$1,063,000		\$237,000 Profit	22% ROI

Summary: Option for Lot, seek developer that would purchase and demo icehouse adding (4) Four Build to Rent Town Homes that would retail for \$325k



3 level high over Garage unit footprint 20 wide X 30 deep/unit
 Requires site plan facing side street 88 X 36 for 4 Town home units.
 Approved multi-unit residential with village water & sewer.
 Approved use off site pre-engineered **Panelized/modular packages**.
 Option for 5th additional Town Home Unit with further Site Plan