

TIMBERCREST COTTAGES

ACQUISITION & COMPLETION COST PROJECTION



PREPARED FOR
Carla Zappacosta

CURRENT OWNER / SELLER

**TOTAL PROJECTED
INVESTMENT**
\$3,300,000

LAND SIZE
30+/- Acres

ASKING PRICE
\$2,200,000

PURPOSE
Investor acquisition &
build-out planning

LOTS
84 Total

PROJECT TYPE
Cottage Community
Development

STATUS
Permits Approved
2 Lots Completed

PROJECT OVERVIEW

This preliminary projection is intended to provide Carla Zappacosta and prospective investors with a clear estimate of the capital required to acquire Timbercrest Cottages and complete the remaining site infrastructure and build-out work. Based on the seller's current asking price and the estimated completion costs provided, the projected total capital requirement is approximately **\$3,300,000**.

ESTIMATED COST TO COMPLETE

Completion Item	Estimated Cost
Sewer infrastructure	\$250,000
Grade work & excavation	\$100,000
Gravel, storm drains & water management	\$300,000
Electrical infrastructure & pedestals	\$200,000
Contingency reserve	\$250,000
TOTAL ESTIMATED COMPLETION COST	\$1,100,000

PROJECTED CAPITAL REQUIREMENT

Acquisition – Current Asking Price	\$2,200,000
Estimated Completion / Build-Out	\$1,100,000
TOTAL PROJECTED INVESTMENT	\$3,300,000

INCOME PROJECTIONS (UPON STABILIZATION)

Monthly Lot Rent	Lots	Monthly Income	Annual Income
\$750 / lot	84	\$63,000	\$756,000
\$850 / lot	84	\$71,400	\$856,800

Income projections are based on full stabilization at listed rental rates.



FUTURE EXPANSION OPPORTUNITY

Additional lots may be developed on the remaining acreage, creating further income potential and long-term value.

★ WHY INVEST IN TIMBERCREST COTTAGES?



Desirable Location
Strong demand for rental cottages in this market.



Attractive Cash Flow
Potential gross annual income of \$756,000 – \$856,800.



Value Add
Additional lot development opportunity.



Long-Term Appreciation
Land & rental income growth.

This projection is for informational purposes only and is based on estimates provided by the seller and other available information. Actual costs and income may vary. Buyer and investors should conduct their own due diligence.

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