



POPE'S POND

The townhouses will have a multi-story layout, providing ample living space for residents

Each house will have a separate private entrance, providing residents with a sense of individuality and ownership

Energy-efficient design elements, such as insulation, high-performance windows, and energy-efficient appliances



11 Townhouses

51 Pope St, Newnan, GA



THE OPPORTUNITY



AMAZING GROWTH REAL ESTATE MARKET IN NEWNAN!

In May 2023, Newnan home prices were up 2.7% compared to last year, selling for a median price of \$372K.



LESS THAN A MONTH HOME SALES AVERAGE!

On average, homes in Newnan sell after 26 days on the market compared to 9 days last year. There were 82 homes sold in May, 2023.

A NEW URBAN CENTER JUST BORN – POPULATION RISE

The rise in population in Newnan, GA, can be attributed to economic opportunities, affordable housing, quality of life, proximity to urban centers, a family-friendly environment, and cultural diversity.

POPE'S POND





WHY NOW IS THE RIGHT TIME?

As home prices skyrocket, many cannot afford to compete for a home or condo purchase. The rental market exists because of this problem, and today it is a fast-growing and dynamic industry. Several cities in Georgia are among the fastest-growing places in the country. Population growth, a dynamic economy, and housing prices are helping to keep the real estate market strong and the demand for rental property in Georgia robust.

01 SKYROCKET
HOME
VALUES

02 DEMAND RISE
FOR
TOWNHOUSES

03 FASTEST
GROWING
STATES IN
US

04 RISING STAR
IN GA



POP'S POND - NEWNAN TARGET MARKET

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16,525
housing units
in Newnan

Median value
of a home
\$395,000

Housing costs
\$2,300 per
month

Median
household
income
\$79,630



56%
55.99%
housing units
are owner-
occupied,
while 44.01%
have renters.



75%
Properties
bought with
mortgages
account for
75.75% of the
units.



KEYS POPE'S POND



11 TOWNHOUSES
EACH UNIT 1500-
1800 SQFT



18 MONTHS START
TO FINISH



APPROVED
ARHITACTURAL
DRAWINGS –
PERMITS READY



\$285,000
NET PER UNIT COST



\$400,000
MIN. PER UNIT SALES



COST/PROFIT PROMISE
No surprises with agreed cost



PROCESS INFOGRAPHIC

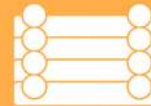
12 TOWNHOUSES WILL BE IN MARKET 18 MONTHS AFTER STARTS DATE





WHY

Few sales in the market below in the same area



**9 Newnan View
Circle, Newnan, GA**

Townhouse, 2100sqft, 3 bd
5 bath, 1.9 miles from our
project, Currently Selling at
675k



**55A Perry st,
Newnan, GA 30263**

Townhouse, 2100sqft, 3 bd
4 bath, 2 miles from our
project, Currently Selling at
650k



PLANS & HOME LAYOUTS





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