

# 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

COUNSELOR: James Maxfield Phone: 440-974-8418  
8445 Foraker Court Cell: 440-364-1405  
Mentor, Ohio, 44060 Email: maxfieldjames228@gmail.com