



**the peak  
group**

# Pinewood Trace

**Hueytown,  
Alabama**

**BTR Turn-Key Investment  
*12 Investor Build Lots***



12

PRIME, LOTS  
AVAILABLE NOW.

just  
twelve.



# Investment overview

The Peak Group is selling 12 investor build lots in Hueytown, a welcoming suburb of Birmingham, Alabama. Within the development, 12 prime lot locations are available for acquisition. Once lots are acquired, investors are guided through every phase of The Peak process. This includes property selection, a seamless closing transaction, construction, property management, and comprehensive investor reporting.

PROPERTY SELECTION

SEAMLESS CLOSING

CONSTRUCTION

MANAGEMENT

REPORT



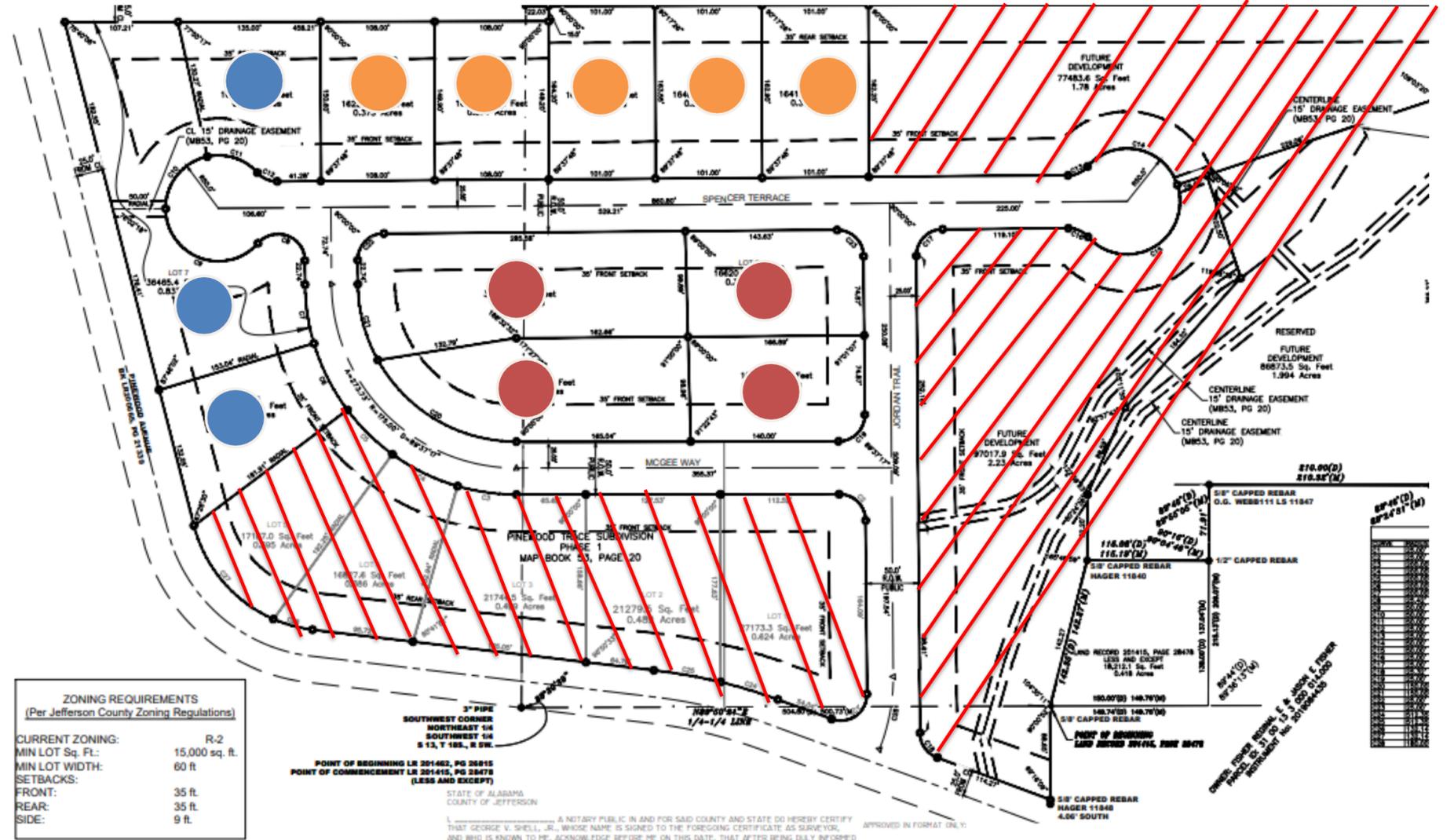
## THE PLANS

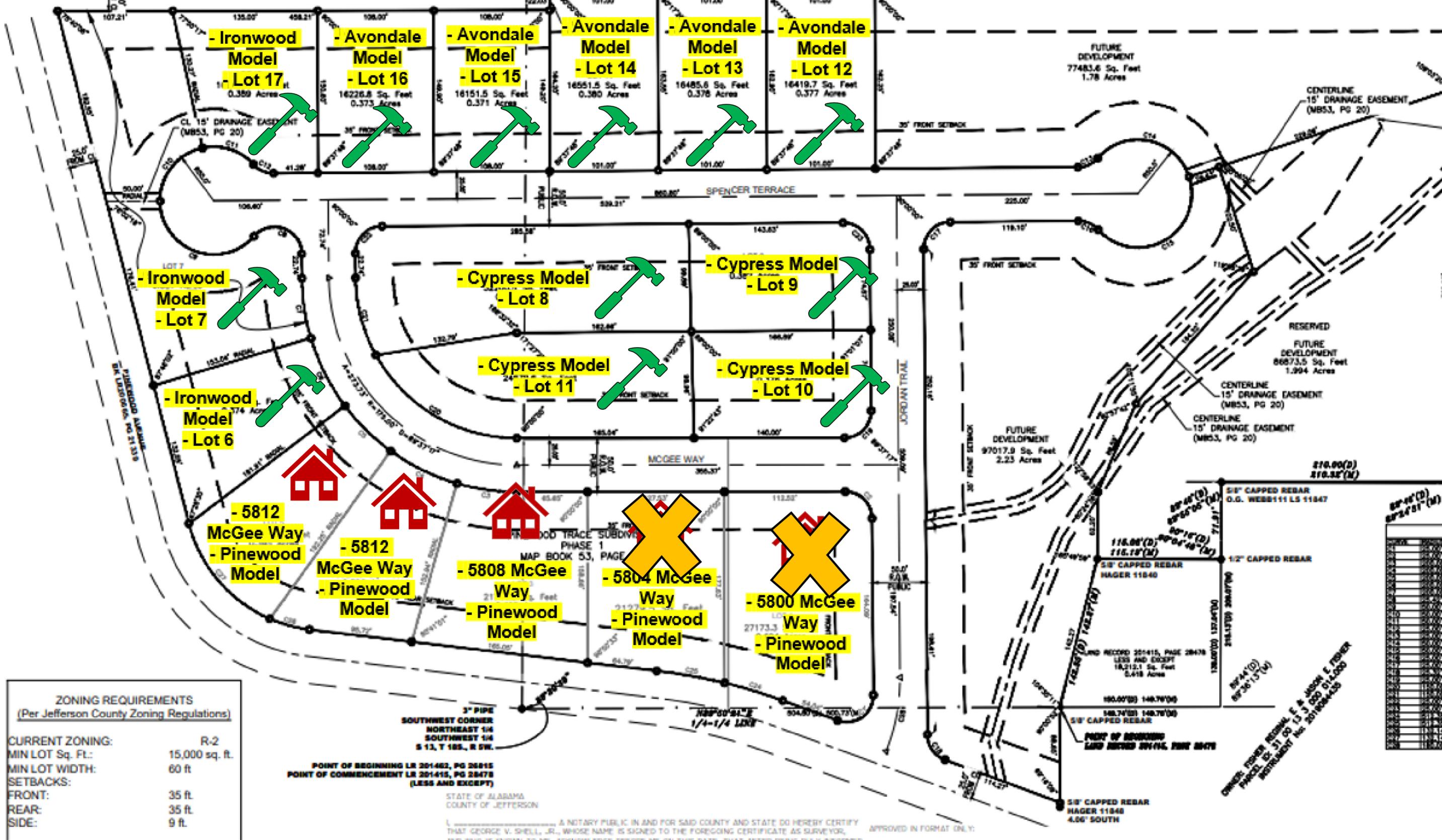
# Investor Build - Floor Plan Locations

 **THE RICHARD:**  
- 3 Lots

 **THE SHD:**  
- 5 Lots

 **THE CYPRESS:**  
- 4 Lots





SALE AT CO



Investor Build



Sold



Pending



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# Investor Build Floorplan Options

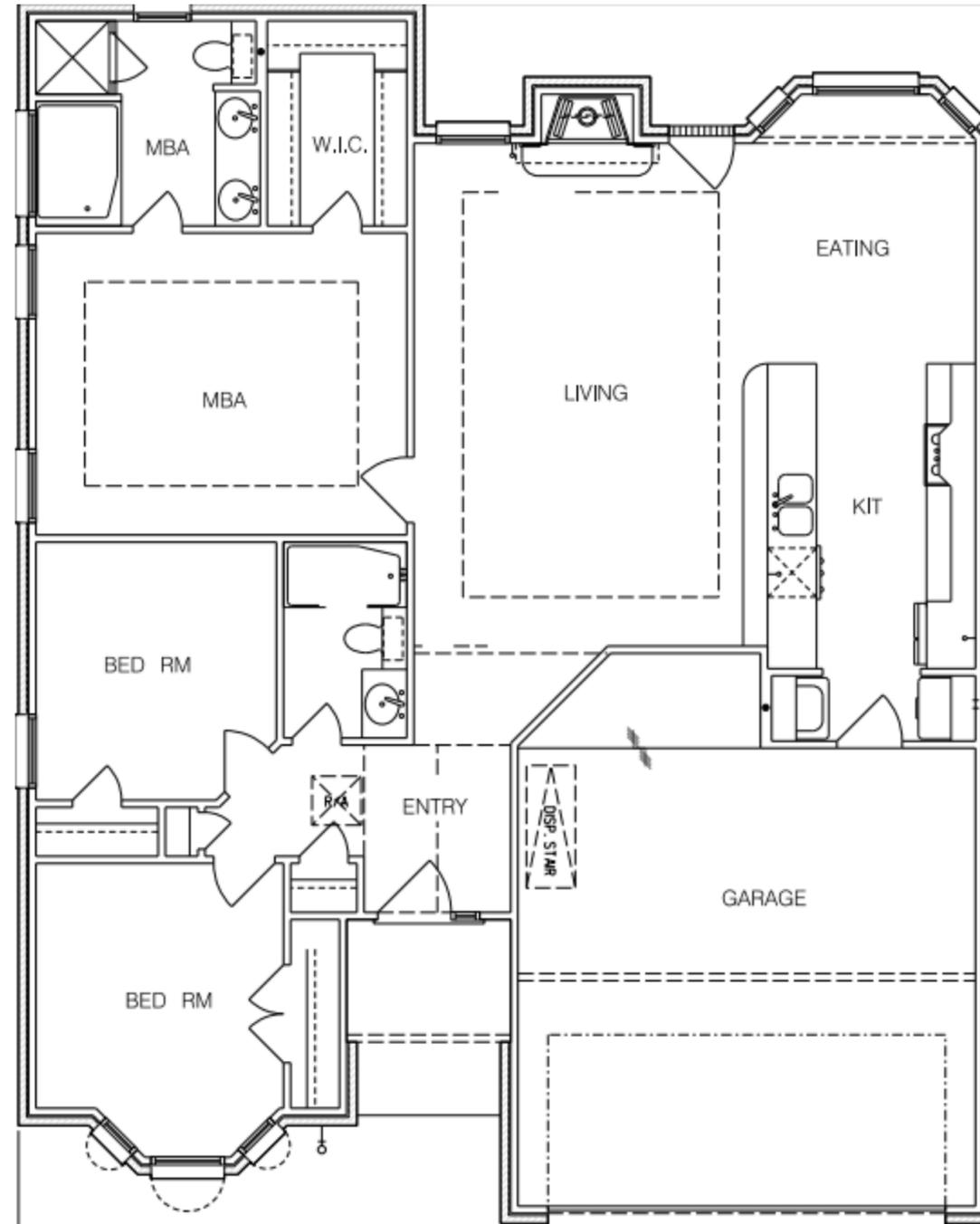
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3 floor plans to pick from!

# The Ironwood Model

**- 2 Years of Property Management Included in The Price!**

**1304 Sq Ft  
3 Bed/2 Bath  
2 Car Garage**



Projected All in Price (Cash):	\$241,000
Total Lot Cost:	\$55,000
<b>MONTHLY ESTIMATES (PER DUPLEX)</b>	
Rent	\$1,700
HOA Dues	\$0
Property Tax	\$197
Insurance	\$113
Management Fee	\$0
Net operating income	\$1,192
Mortgage payment	\$0
Monthly cash flow	\$1,317
Year 1 cash flow	\$15,810
Year 1 cap rate	6.58%
Year 3 cash flow	\$14,757
Year 3 cap rate	6.14%
Interest rate	-%

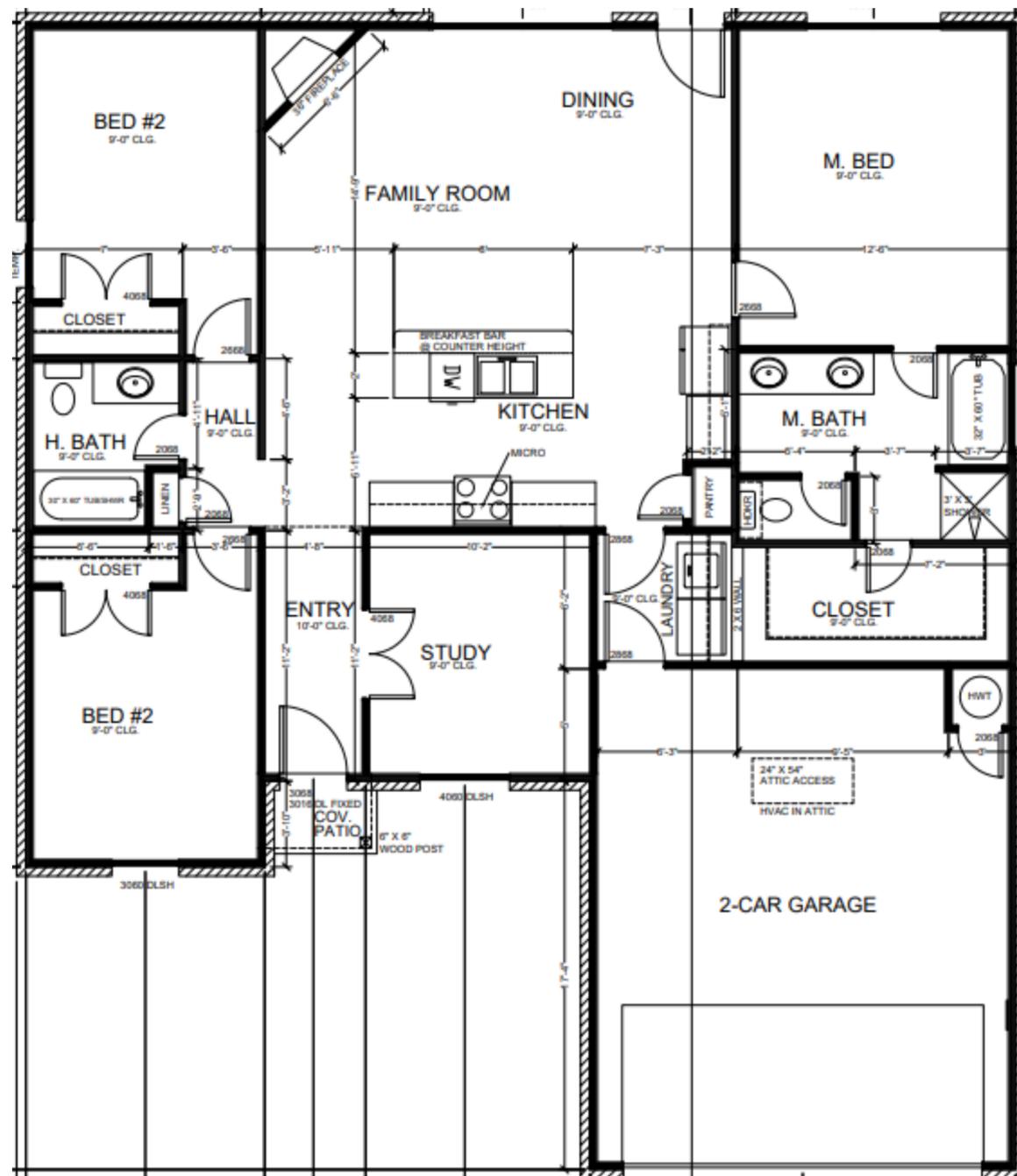
# The Richard Photos



# The Avondale Model

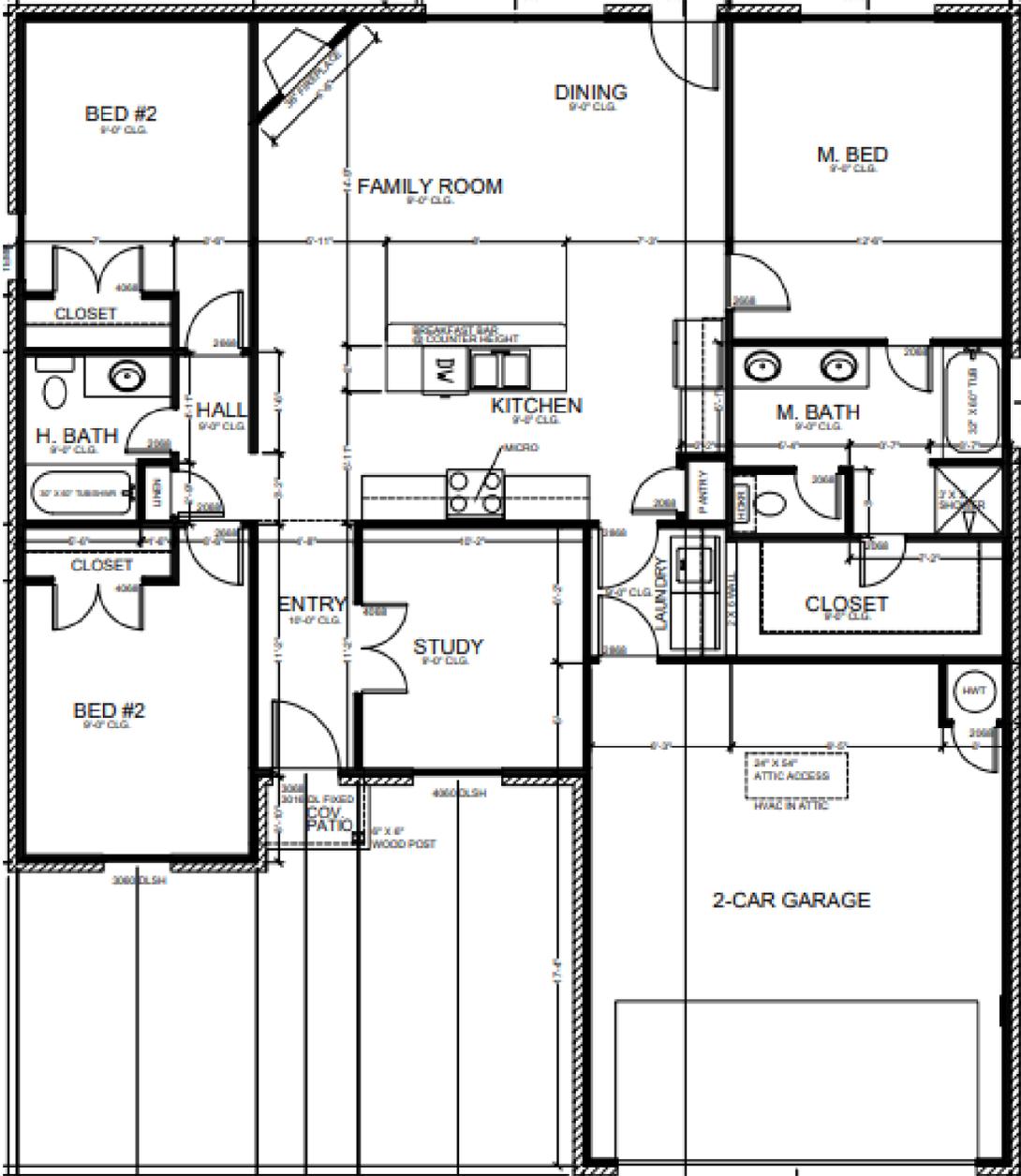
**- 2 Years of Property Management Included in The Price!**

**1442 Sq Ft  
3 Bed/2 Bath + Study  
2 Car Garage**



Projected All in Price (Cash):	\$255,000
Total Lot Cost:	\$55,000
<b>MONTHLY ESTIMATES (PER DUPLEX)</b>	
Rent	\$1,800
HOA Dues	\$0
Property Tax	\$213
Insurance	\$103
Management Fee	\$0
Net operating income	\$1,395
Mortgage payment	\$0
Monthly cash flow	\$1,395
Year 1 cash flow	\$16,735
Year 1 cap rate	6.57%
Year 3 cash flow	\$15,621
Year 3 cap rate	6.13%
Interest rate	-%

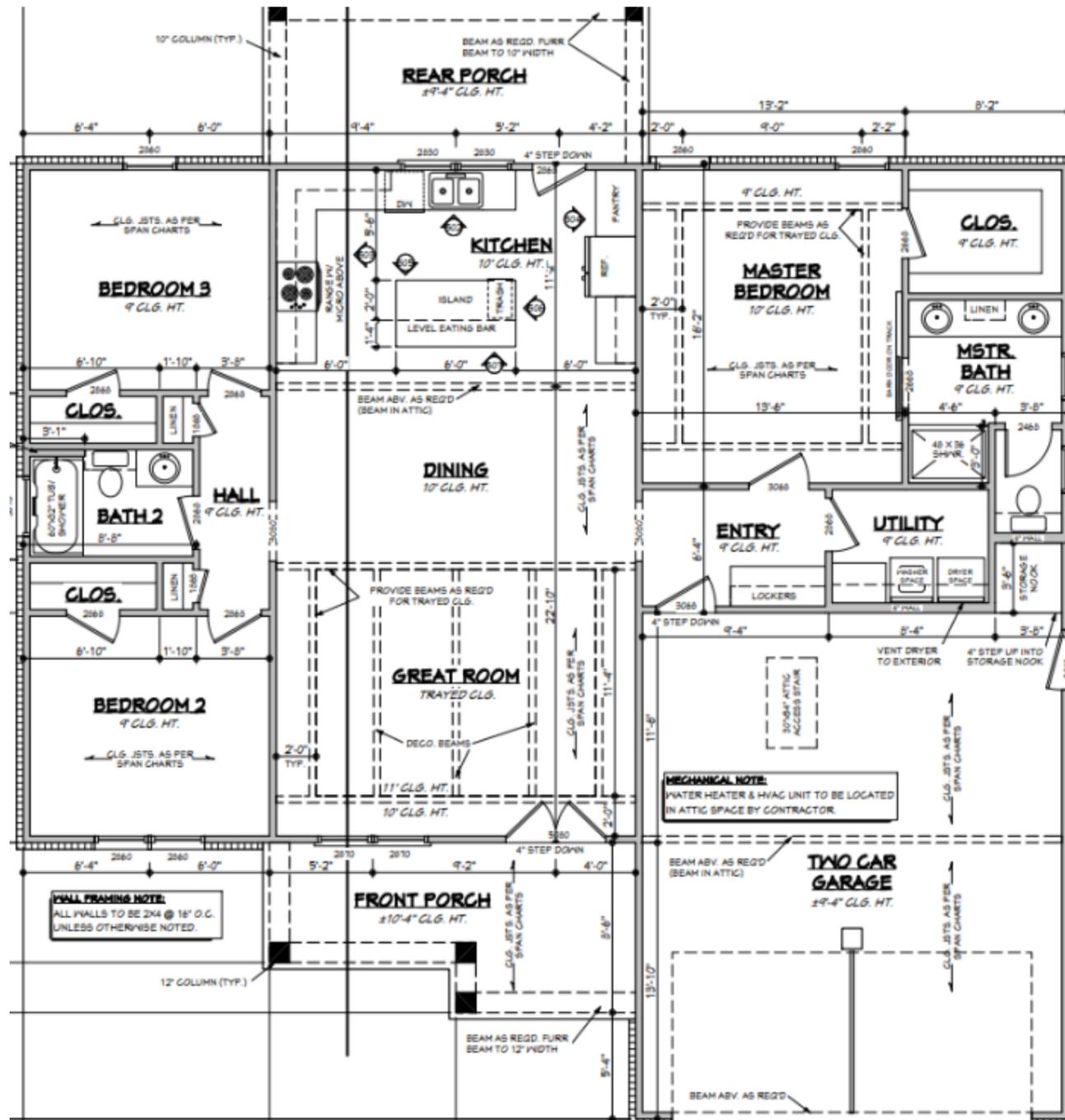
# The SHD Photos



# The Cypress Model

**- 2 Years of Property Management Included in The Price!**

**1521 Sq Ft  
3 Bed/2 Bath  
2 Car Garage**



Projected All in Price (Cash):	\$261,000
Total Lot Cost:	\$55,000
<b>MONTHLY ESTIMATES (PER DUPLEX)</b>	
Rent	\$1,825
HOA Dues	\$0
Property Tax	\$213
Insurance	\$104
Management Fee	\$0
Net operating income	\$1,395
Mortgage payment	\$0
Monthly cash flow	\$1,395
Year 1 cash flow	\$16,742
Year 1 cap rate	6.44%
Year 3 cash flow	\$15,602
Year 3 cap rate	6.00%
Interest rate	-%

# The Cypress Photos



# Statistics on similar local properties

## LOCATION & DISTANCE FROM DEVELOPMENT

Address	Zip Code	City
917 11th Ct	35127	Pleasant Grove
920 12 Ave	35127	Pleasant Grove
937 9th Ave	35127	Pleasant Grove
4826 Brooklane Dr	35023	Hueytown
1210 Hueytown Rd	35023	Bessemer
1205 4th Way	35127	Pleasant Grove
608 9th Terrace	35127	Pleasant Grove
717 5th Way	35127	Pleasant Grove

Distance from Development
7.6 Miles
6.3 Miles
5.4 Miles
4.2 Miles
3.5 Miles
6.9 Miles
5.9 Miles
5.6 Miles

Type	Year Built	Bed/Bath	Sq Ft	Rent	Rent PSF
SFR	2020	3/2	1581	\$1,650	\$1.04
SFR	2020	3/2	1600	\$1,675	\$1.05
SFR	1960	3/1	1474	\$1,555	\$1.05
SFR	1963	3/1	1025	\$1,375	\$1.34
SFR	2023	3/2	1845	\$1,800	\$0.98
SFR	2022	3/3	1423	\$1,750	\$1.23
SFR	2023	3/3	1423	\$1,800	\$1.26
SFR	2023	3/2	1200	\$1,750	\$1.46

**Bessemer, Alabama  
Average**

**1208 sq ft**

**\$1,629 Average Rent**

**\$1.34 per sq ft**

**Average Year Built: 2005**

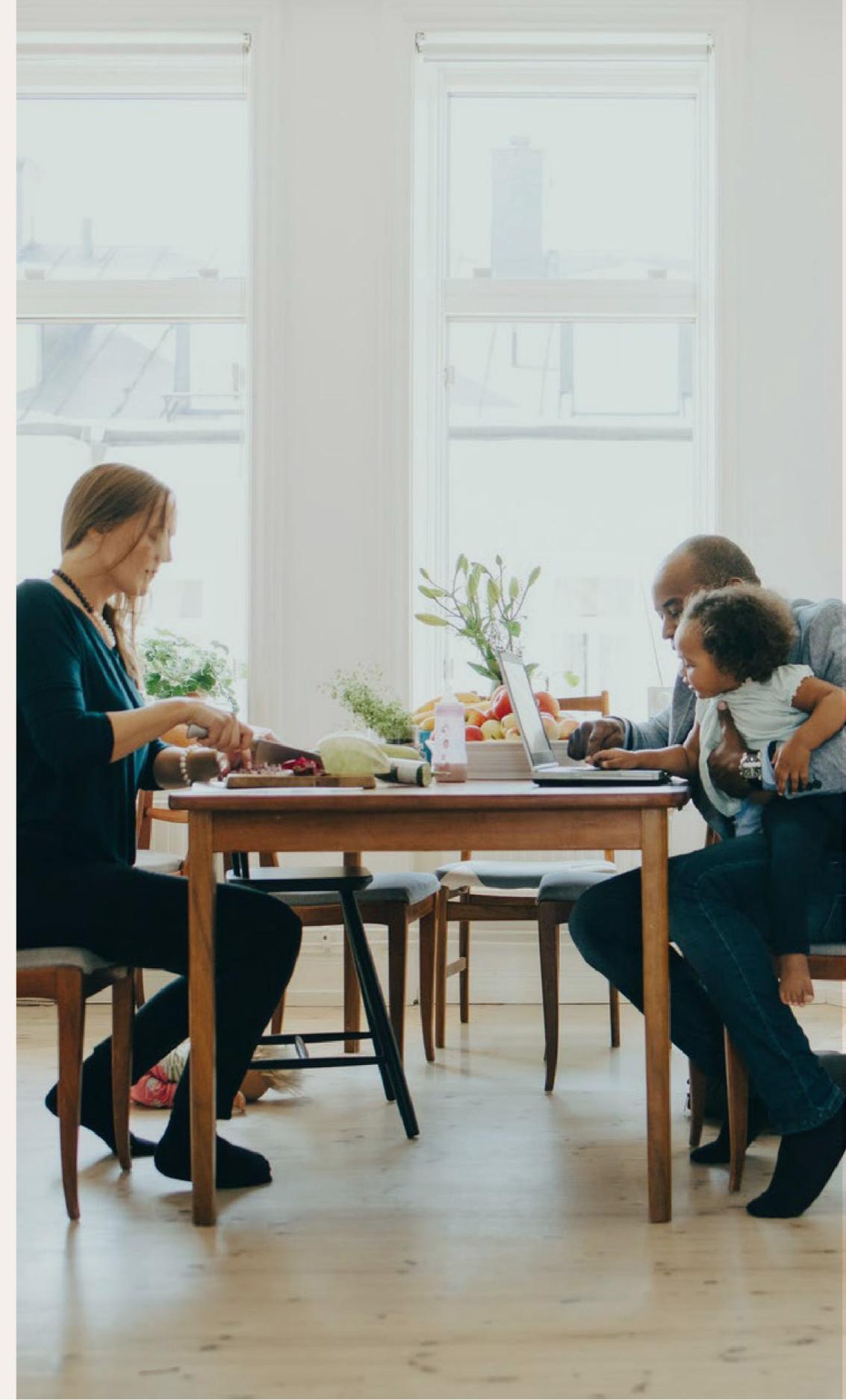
**VS**



**1400 sq ft**

**\$1,775 Est. Rent**

**\$1.27 per sq ft**





## THE AREA

# Area Highlights

**Low cost of living**

**Limited supply of SFR Homes Available**

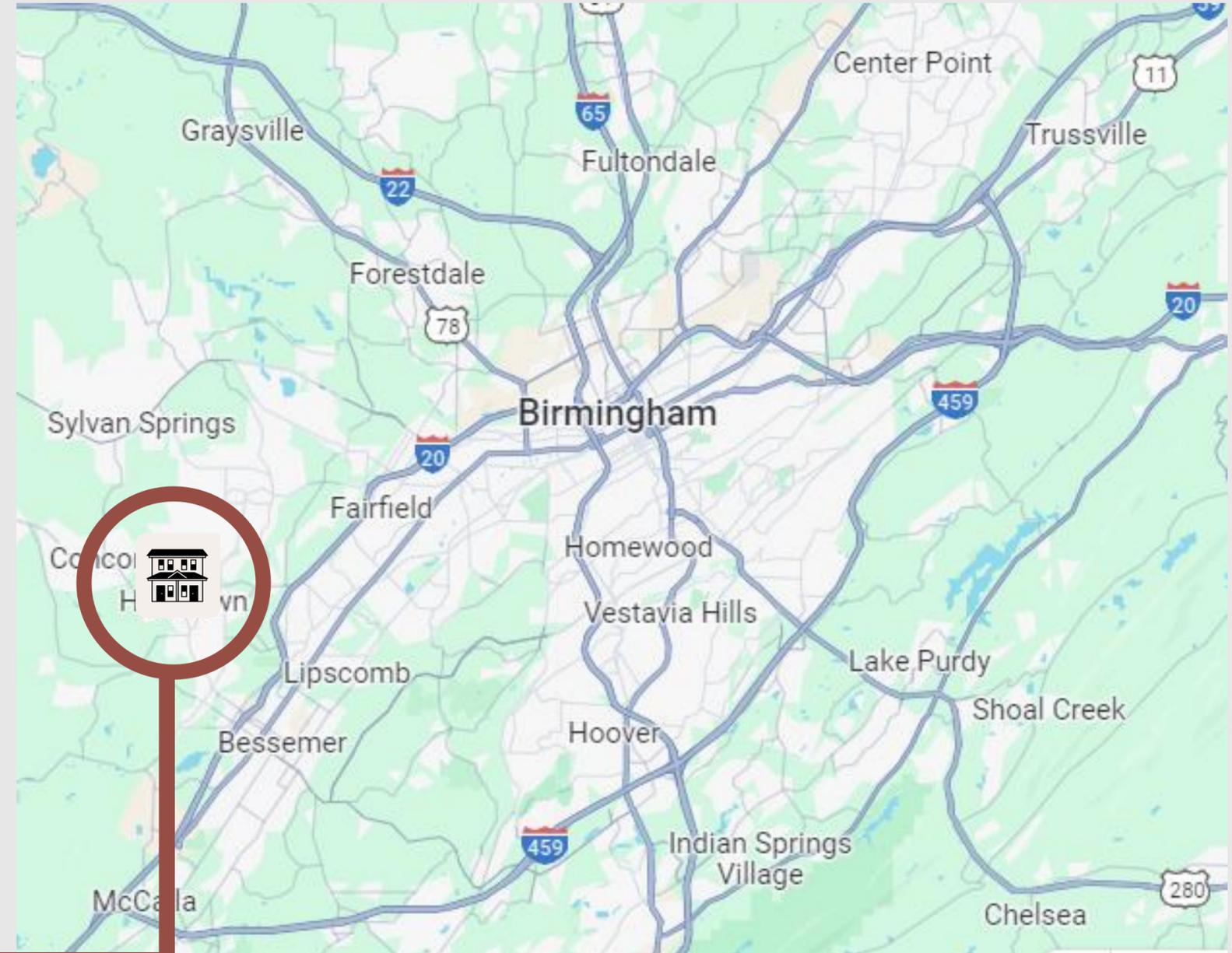
**Rental rates continue to climb**

**Continued growth in job opportunities**

**Largest MSA in Alabama**

**Variety of industries**

**PINEWOOD TRACE  
LOCATED HERE**



# Area Highlights

## TOP EMPLOYERS

**Univ. AL at Birmingham**

**Regions Bank Headquarters**

**St. Vincent Health System**

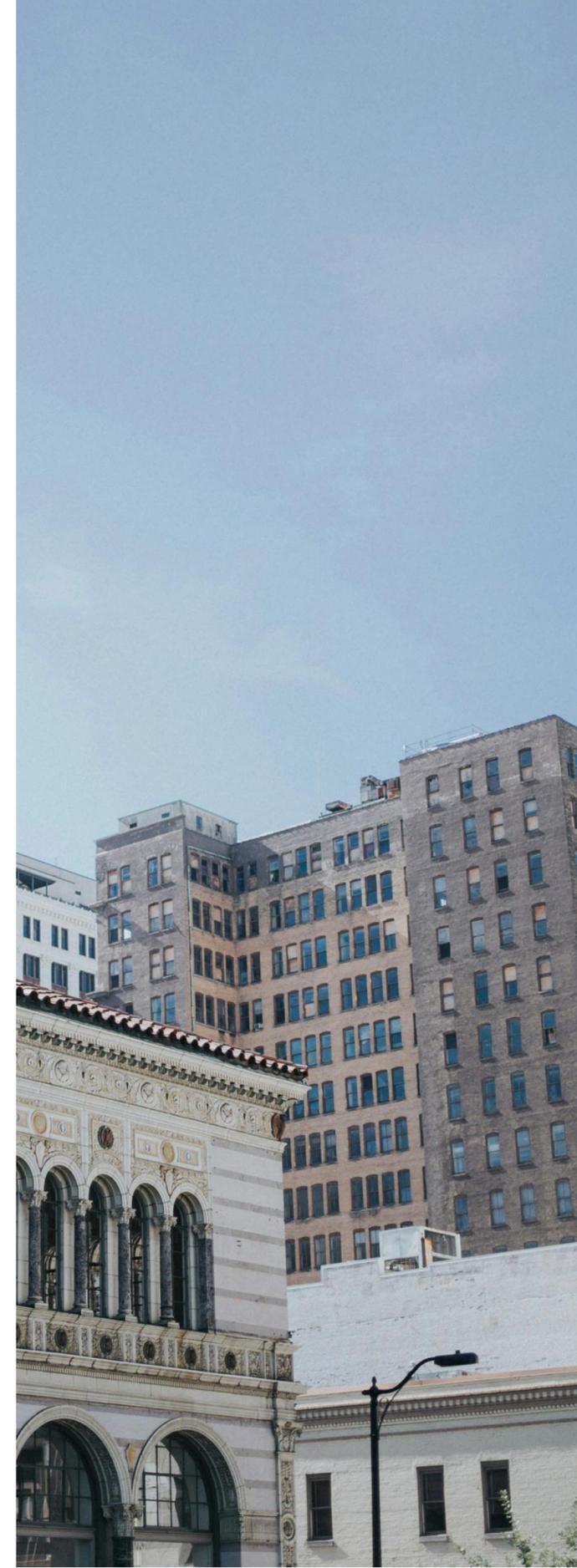
**AT&T**

**Mercedes-Benz**

**Manufacturing Plant**

## AREA EXPECTATIONS

**Home prices have risen 11.5%  
year-over-year in 2024,  
according to Redfin.**





**DRONE FOOTAGE**

[CLICK HERE!](#)



## THE HOMES

# Exterior

- ✔ **MODERN DESIGN**
  - Clean Facades
  - Bold Elevations
- ✔ **NEIGHBORHOOD FEEL**
  - Community Signage
  - Welcoming Entrance
  - Well Maintained Common Areas
- ✔ **LANDSCAPE FEATURES**
  - Irrigation Systems
  - Privacy Fences
  - Aesthetic Landscape Design
  - HOA Controlled communities
- ✔ **PROFESSIONAL PROPERTY MANAGEMENT**
  - With 24 hour maintenance monitoring





# Interior

- ✔ **MODERN INTERIORS**
  - Tall Ceilings
  - Open Floor Plans
  - Clean Lines
- ✔ **HIGH QUALITY FINISHES**
  - Granite or Quartz Counters
  - Luxury Vinyl Plank Flooring
  - Stainless Steel Appliances
- ✔ **SMART HOME  
AUTOMATION OPTIONS**
  - Keyless Entry
  - Smart Thermostats
  - Remote Security
- ✔ **PROFESSIONAL  
PROPERTY MANAGEMENT**
  - With 24 hour maintenance monitoring



## MEET PEAK

## 6 REASONS TO CHOOSE BUILD TO RENT

1

**Strong & increasing demand**

2

**Severe Supply Shortage**

3

**Better Cash Flow**

4

**Minimal Capital Expenditures**

5

**Low Tenant Turnover**

6

**Recession Resistant**



**Why choose Peak  
for your rentals??**

**1**

### **APPRECIATION**

We build properties in rapidly appreciating areas to help accelerate equity growth in your investment.

**2**

### **MARKET STABILITY**

When investing, we look for markets with growing populations, balanced industry mixes, and workforce opportunities with high economic stability.

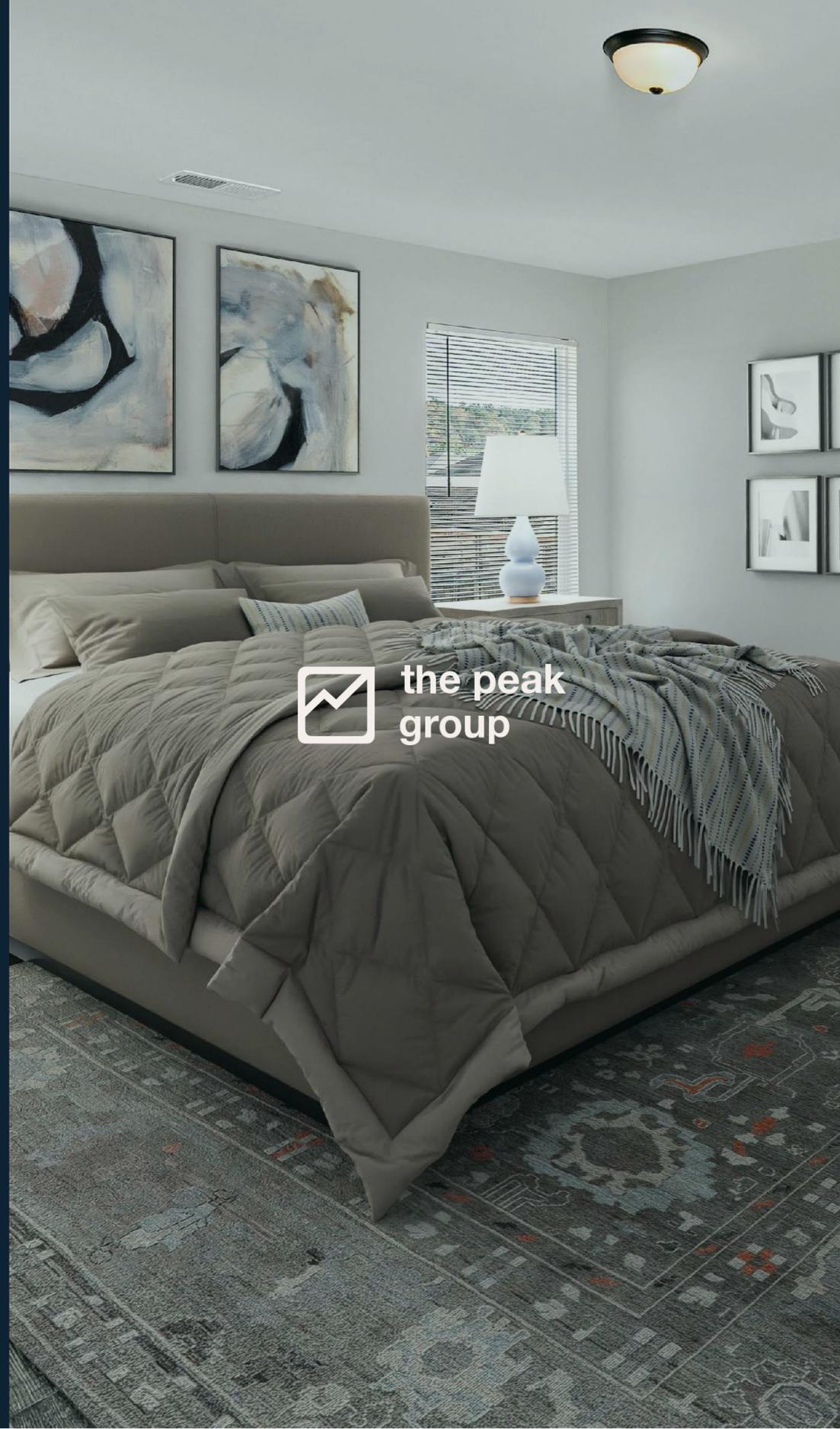
**3**

### **CASH FLOW**

Our properties are the primary revenue drivers fueling consistent distributions to our investors.

## our why

**We do what  
we do to build  
an innovative  
company that  
impacts lives for  
the *better*.**

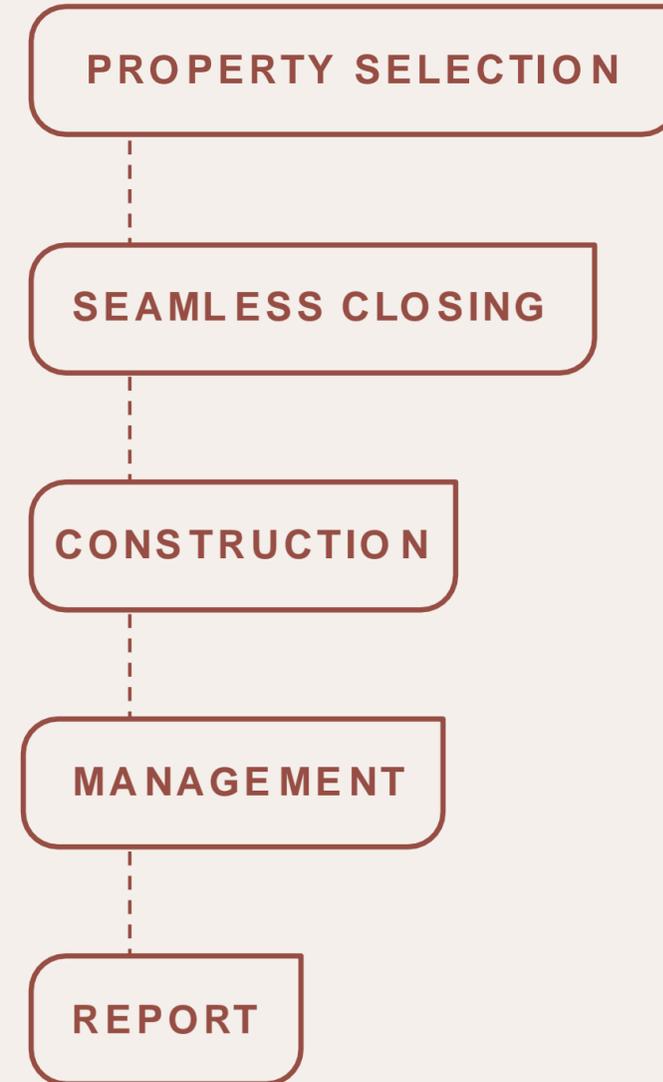


## our mission

**Grow a vertically integrated  
real estate company that  
creates a superior living  
experience for our residents  
looking for high-quality  
homes that employees are  
proud of and investors seek  
for long-term returns.**



## Our entire process is built around you, our investor





## Let's connect

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**817-984-4281**

**[invest@thepeak.group](mailto:invest@thepeak.group)**

## What's next

**1**

### **Discuss strategy**

Understand and align your goals with our system capabilities

**2**

### **Financial exploration**

We assist you in exploring financing options.

**3**

### **Facilitate acquisition**

We help you select the market, asset type, and performance specifications for your investment



THE PEAK.GROUP



## LEGAL DISCLAIMER

The investor acknowledges that Prime Properties Realty is solely facilitating the purchase of the lot and does not provide legal, financial, or investment advice. The investor is responsible for selecting and entering into a separate agreement with a builder for property construction and with Peak Property Management for property leasing and management. Prime Properties Realty, Peak Construction Group, and Peak Property Management make no warranties or guarantees regarding the construction, leasing, or management services, and assume no liability for their performance. The investor agrees to indemnify and hold harmless Prime Properties Realty, Peak Construction Group, and Peak Property Management from any claims, damages, or losses arising from these services. The investor also assumes full responsibility for evaluating the risks associated with the investment, construction, and management of the property.



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