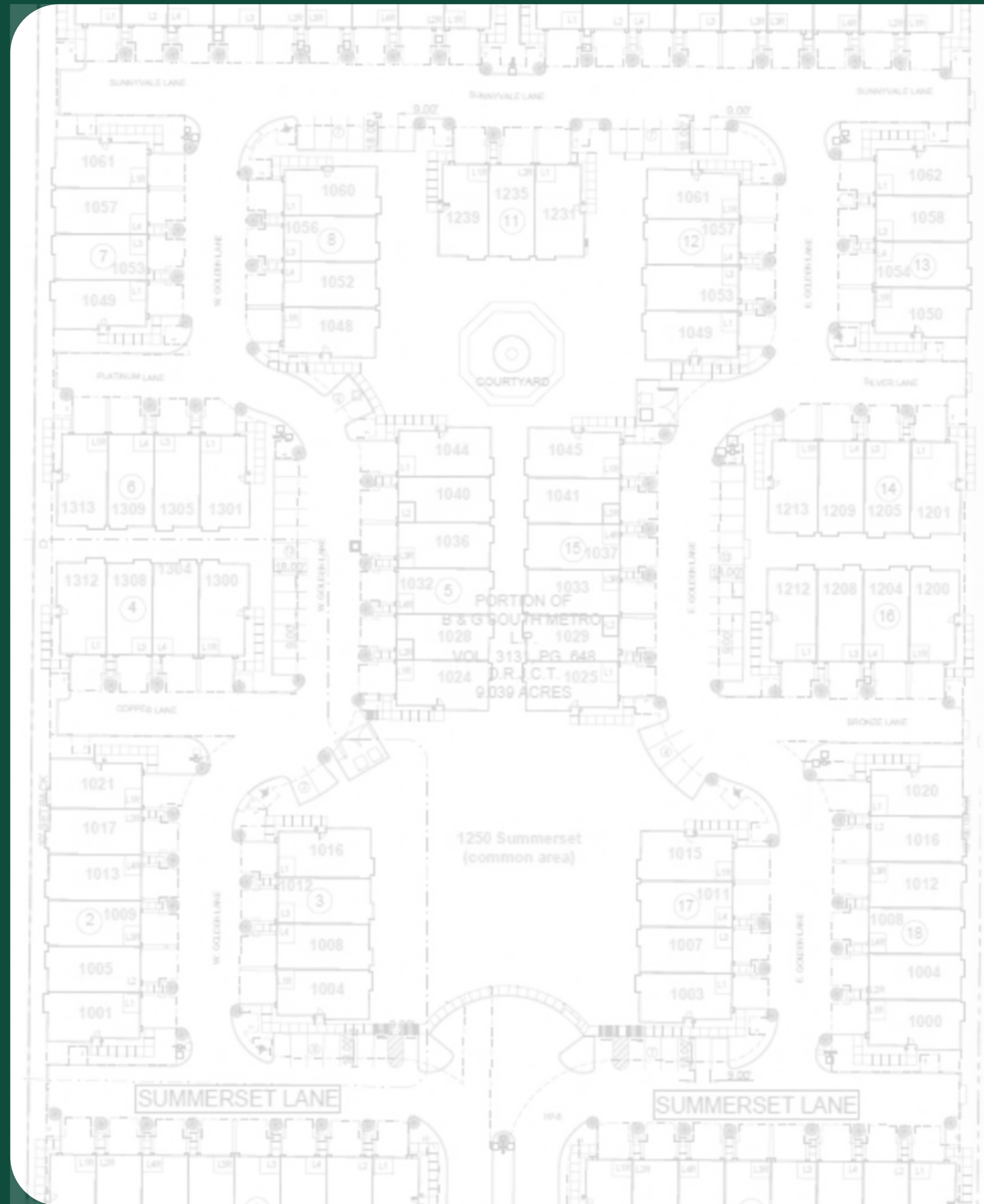


Woodland Ridge

Margaret, Alabama

BTR Turn-Key Investment
2 Floor Plans





**the peak
group**

15

LUXURY HOMES
AVAILABLE NOW

15 units
available



Investment overview

Nestled within the picturesque landscapes of Margaret, Alabama, this brand-new single-family home community epitomizes modern elegance and thoughtful design. Boasting a harmonious blend of comfort, style, and functionality, these properties offers an unparalleled living experience for those seeking tranquility without sacrificing convenience.

THE PEAK PROCESS

PROPERTY SELECTION

SEAMLESS CLOSING

CONSTRUCTION

MANAGEMENT

STRATEGIZE



THE PLANS

OPTION 1

1,400 sq ft plan



Avg. Purchase Price/Duplex **\$243,000**

Total Lot Cost/Duplex **\$243,000**

MONTHLY ESTIMATES

Rent \$1,590

HOA Dues \$0

Property Tax \$141

Insurance \$60

Management Fee \$0

Net operating income \$1,378

Mortgage payment \$1,081

Monthly cash flow \$297

Year 1 cash flow \$3,560

Year 1 cap rate 6.80%

Interest rate 5.9%

OPTION 2

1,721 sq ft plan



Avg. Purchase Price/Duplex	\$263,000
Total Lot Cost/Duplex	\$263,000
MONTHLY ESTIMATES	
Rent	\$1,800
HOA Dues	\$0
Property Tax	\$153
Insurance	\$68
Management Fee	\$0
Net operating income	\$1,567
Mortgage payment	\$1,170
Monthly cash flow	\$397
Year 1 cash flow	\$4,765
Year 1 cap rate	7.15%
Interest rate	5.9%



THE AREA



Area highlights

Strong Job Growth

Limited supply of SFR homes available

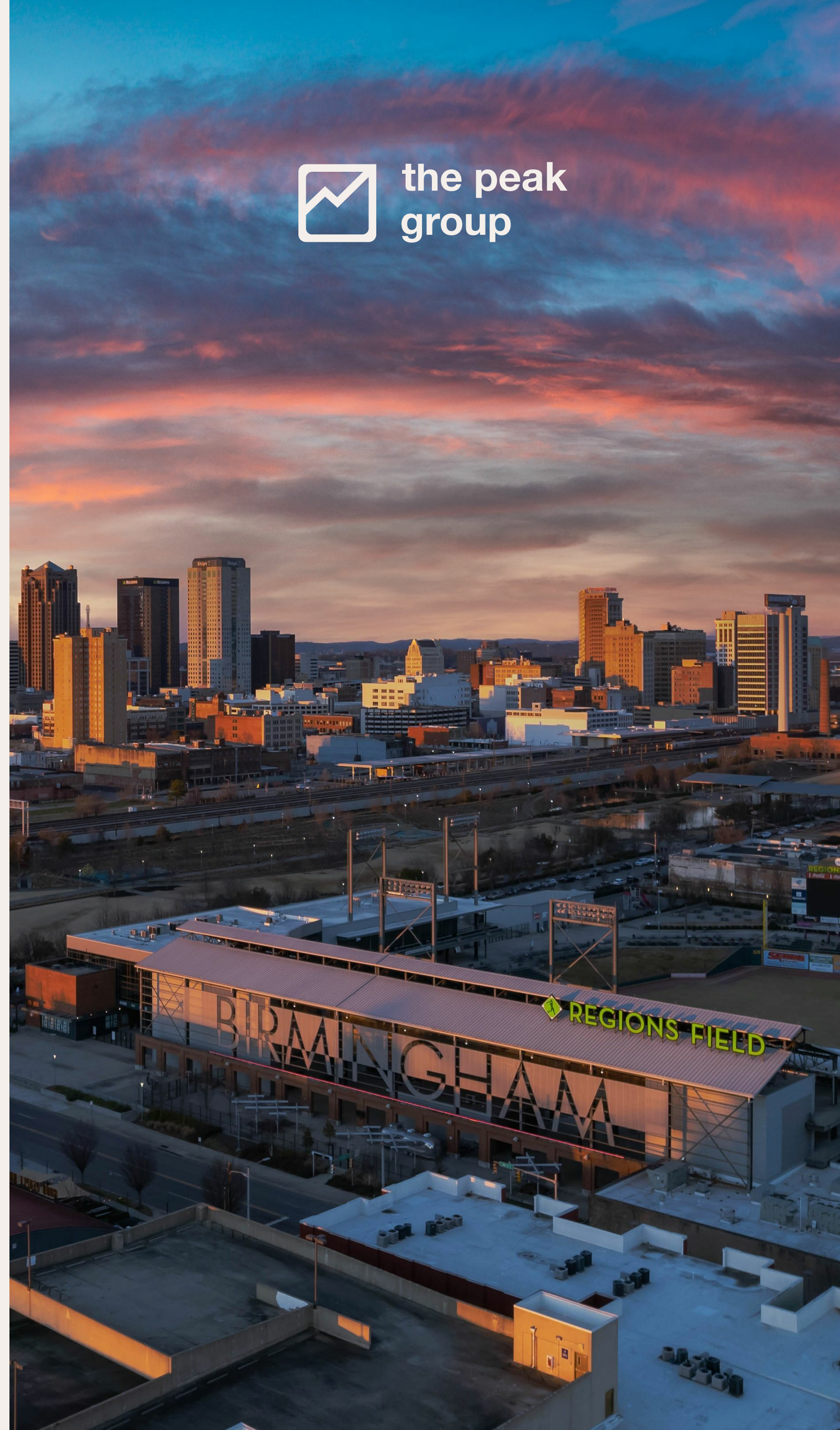
Affordable real estate

Revitalization Initiatives

Proximity to vacation locations and outdoor recreation

Economic diversification

Suburban living with a rural feel

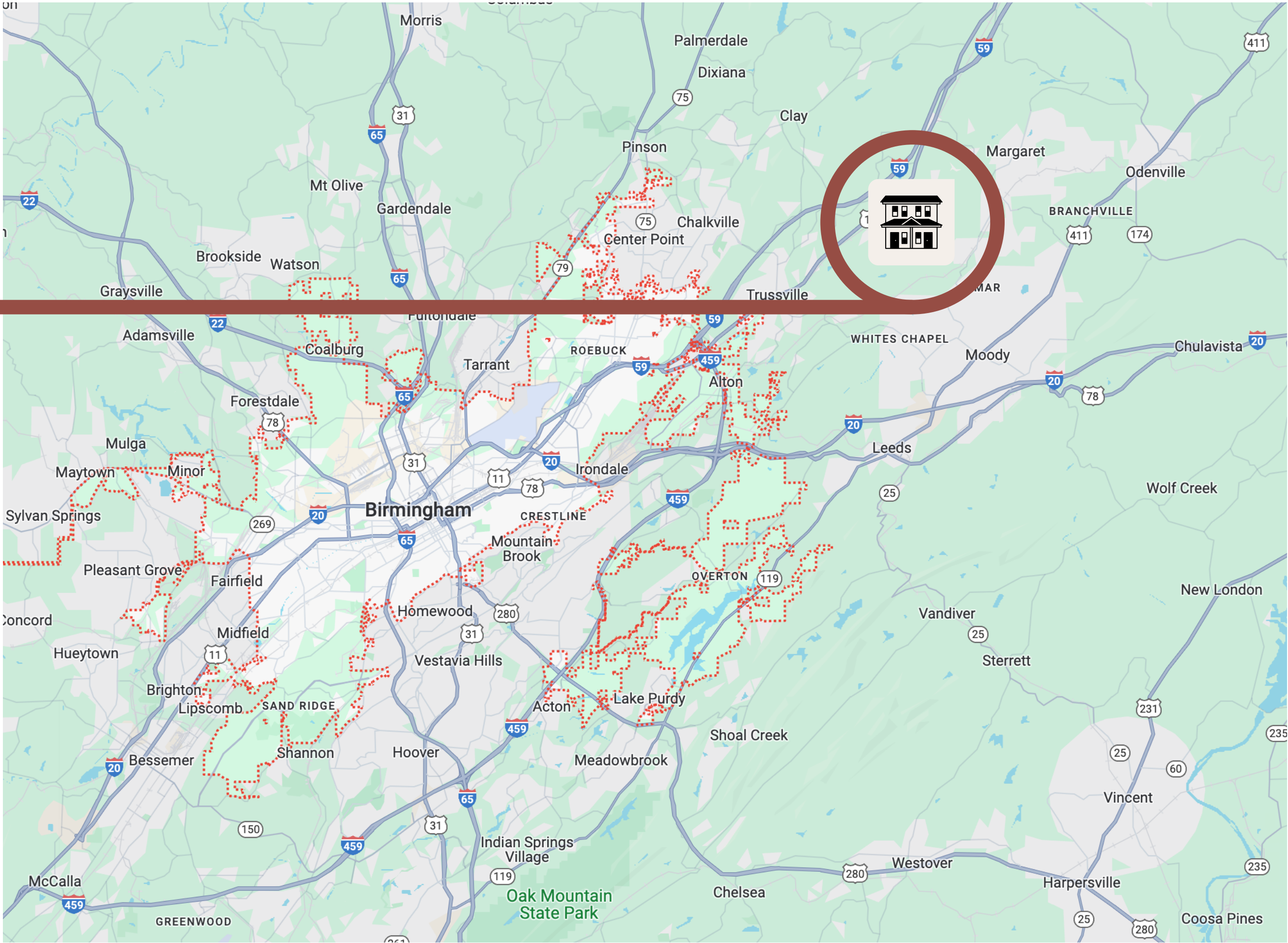


Birmingham

The low cost of living, variety of employment options, and its location in the southeast makes this market both a desirable place to live and invest.

LOCATION

WOODLAND RIDGE





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.

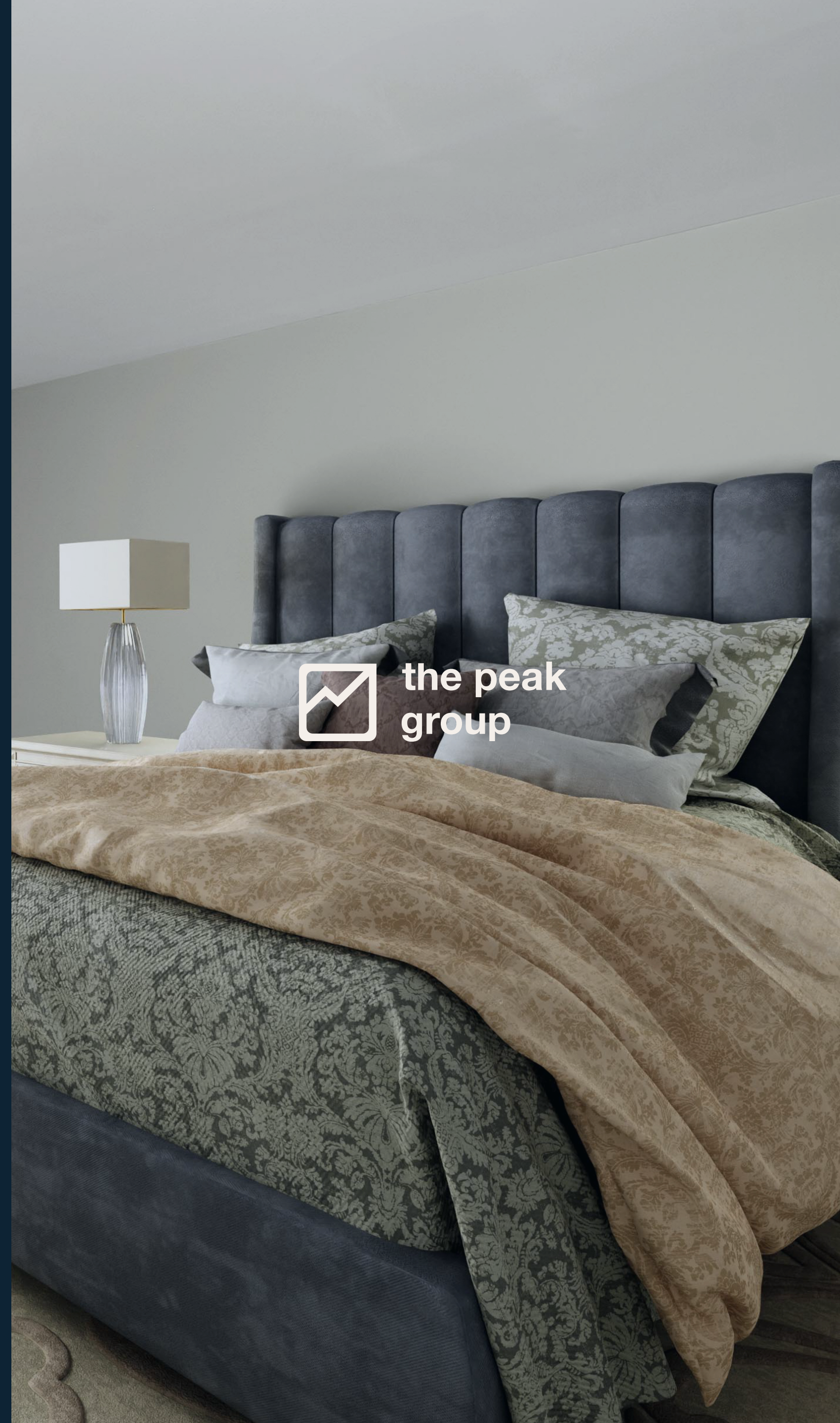
3

CASH FLOW

Our properties are the driving force behind revenue generation to propel distributions to our investors.

our why

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

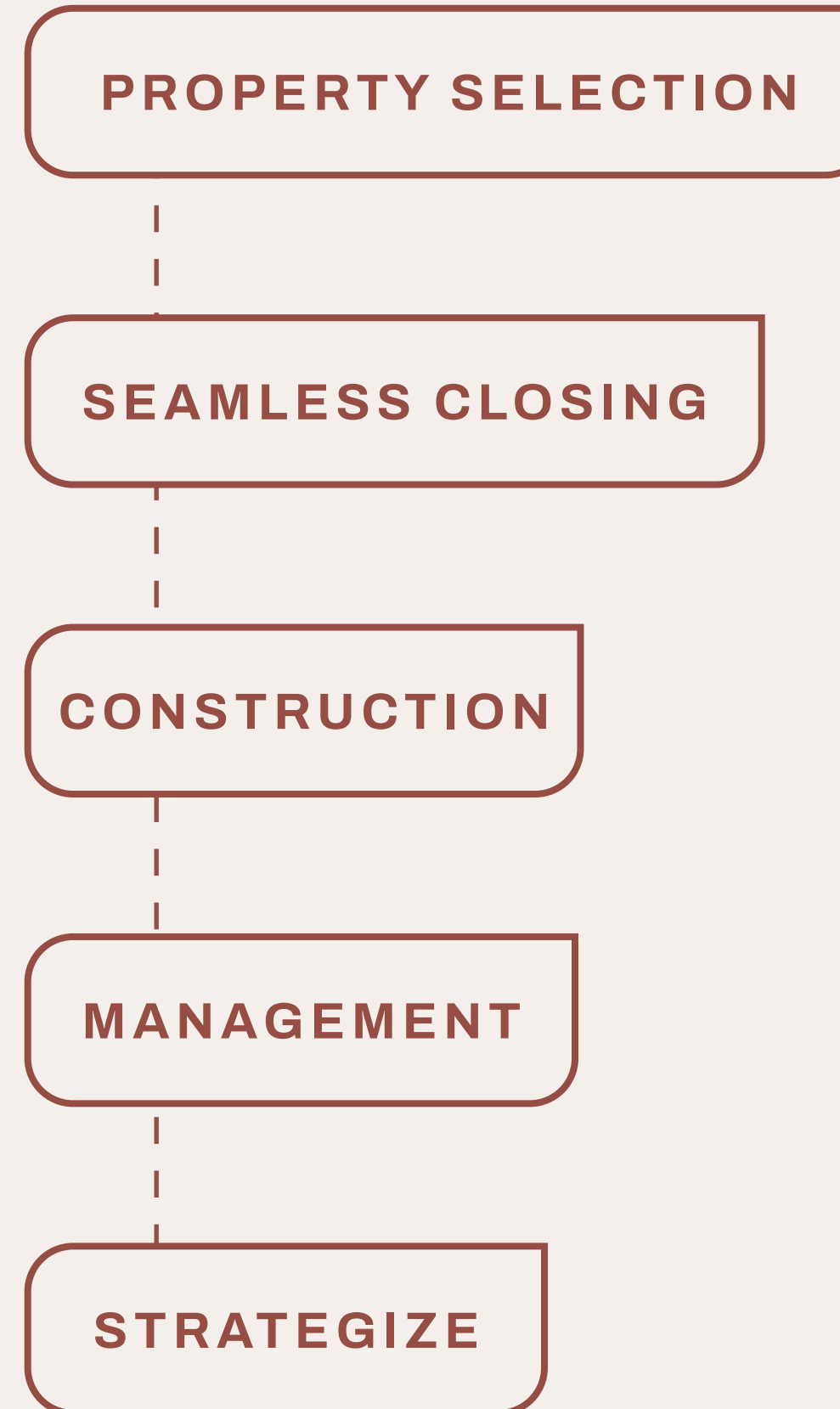


our mission

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



PROJECT TYPES

One size does not fit all.

We have two, core project types -- both of which allow you to get what you're looking for without doing any of the heavy lifting. ***That's our job.***

C/O PROJECTS

(CERTIFICATE OF OCCUPANCY)



These projects are purpose-built brand new and sold to you at C of O (certificate of occupancy). Essentially, you're buying the home right before a resident can move in.

- ✓ Can get you to cashflow faster
- ✓ Financing is more traditional
- ✓ After purchase, it moves right into property management to ensure we find you paying residents
- ✓ Must have capital readily available for a timely down payment
- ✓ Can be purchased and closed in as little as a few weeks

[SEE C/O PROJECTS BELOW →](#)

I/B PROJECTS

(INVESTOR BUILD)



These projects start earlier in the process. Here we'll help you 'buy the dirt' via a construction loan and then transition to long-term financing once the home is complete.

- ✓ Start the investment earlier in the process
- ✓ May allow you to get a higher return due to earlier timing
- ✓ More creative financing options are available
- ✓ Will take longer to get to cashflow
- ✓ More flexibility for possible purchasing of multiple units

[SEE I/B PROJECTS BELOW →](#)

OUR PERSONAL STATEMENT

Redefining Real Estate Investments with Single-Family Rentals



With over 20 years of experience, The Peak Group is a leading real estate company specializing in single-family rentals. We firmly believe that single-family rentals present exceptional income and wealth generation opportunities. We have established ourselves as a trusted name in the industry, developing a strong network of companies that cover every aspect of the rental process. Our comprehensive range of services includes Acquisitions, Real Estate Brokerage, Title services, Construction, Management, and Maintenance. Integrating these critical elements ensures our clients a seamless and hassle-free experience.

In the United States, the shortage of single-family homes coupled with affordability challenges has fueled the demand for build-to-rent communities in high-growth areas. This is where the Peak Group shines. We specialize in developing these communities, aiming to provide renters with the ideal space for growing families, downsizing retirees, and households in transition. We bridge the gap between affordability and the desire for a home.

JOIN US AS WE REDEFINE REAL ESTATE INVESTMENTS, OFFERING AFFORDABLE, HIGH-QUALITY SINGLE-FAMILY RENTALS THAT CATER TO THE EVOLVING NEEDS OF RENTERS.



Let's connect

817-522-1893

RealEstateAdvisors@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.

THEPEAK.GROUP



Legal disclaimer - BTR

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**the peak
group**