

# 7 Southwest Seattle Townhomes Investment Offering

## PROJECT SUMMARY

The Sponsor acquired 7 townhome lots in October 2018 and plans to start construction in June 2019. The townhomes will be marketed to the public starting in November 2019. The townhomes are located in South Seattle. Sponsor plans to market the 7 townhomes affordably priced between \$550k and \$650k. It is anticipated the project will have a total cost of approximately \$3,200,000. The total cost will be financed with a construction loan(s) totaling approximately \$2,600,000 (62% LTV) and investment equity of approximately \$600,000. In order to raise the investment equity, Sponsor is offering up to twelve (12) \$50,000 investment shares in a single purpose LLC formed solely to develop the 7 townhomes. Each \$50,000 investor will be entitled to a priority return on their investment representing a 20% annual return (a profit priority before Sponsor participation), plus a bonus return potentially increasing the total return to 4.0% of the total profit of the project (48% for up to 12 shares). It is anticipated the project will be executed within a 24-30 month time frame.

## PROPERTY HIGHLIGHTS:

- Close in Seattle Location
- Near Schools, Shops, and South Seattle District
- Affordably Priced - 550k to 650k
- Desirable 3 Story Designs with Rooftop Decks
- 4-Star Built Green Energy efficient Homes
- Upgraded Stainless Steel Appliances

## INVESTMENT SUMMARY (Projections)

	<u>Per Unit</u>	<u>Total</u>
Investment	\$50,000	\$600,000
Preferred Return - Annual	20%	20%
Potential Return - Annual	30%	30%
Investment Time	24-30 months	24-30 months

## FINANCIAL SUMMARY (Projections)

Gross Project Revenue	\$ 4,200,000
Less: Selling Expenses	<u>(\$ 400,000)</u>
Net Project Revenue	\$ 3,800,000
Total Project Costs	<u>\$ 3,200,000</u>
Total Project Return	<u>\$ 600,000</u>



## SPONSORSHIP

<b>Owner</b>	BDR Urban 7 LLC
<b>Manager</b>	BDR Urban LLC
<b>Contractor</b>	BDR Urban 7 LLC
<b>Architect</b>	Caron
<b>Sales</b>	Pure

