



# A 'profit with a purpose' mission to build 10,000 rental townhomes in Middle America



## THE ESSENTIAL BTR AMENITIES

- Private garage
- Private yard
- No-one living above or below
- Average Rents well below \$2000

“

This ‘profit with a purpose’ Mission provides an **alternative to the American Dream of home ownership**, where every family experiences the joy and comfort of having a place called home.”

# Mission 10K is a very unique developer



We are a **high volume build to rent data science** focused developer, backed by thousands of retail accredited investors



We have an **active investor database of ~50K investors** and our CEO is invited to more multifamily podcasts than anyone else in the U.S.



Our first rental **townhome community is 100% occupied**, and we have 8 BTR projects moving towards shovel ready status in Q2 / Q3 of 2024



The company is very well capitalized with **\$60M in the bank** available for land acquisitions and development



We have **all the funding we need for 4 of the 8** upcoming shovel ready BTR townhome projects, and are **seeking funding for the next 4 projects**.



All projects are **shovel ready before we bring any 3rd party** investors in. We make the initial investment to substantially risk each project, shorten the investment timeline and boost IRR



We are a profit with a purpose developer. with market rent townhomes that are an alternative for the American dream of single family ownership.



We are an **experienced CRE group**, developing since 2016. We have spun off Mission10K as a separate division to focus on programmatic, affordable rental townhome developments.

THE END OF THE AMERICAN DREAM?

# Mission10K: a solution for the Crisis in Homeownership

FOR FAMILIES EARNING  
**\$60K-\$80K**



**DIMINISHING RENTAL  
OPTIONS FOR  
HARDWORKING FAMILIES**

Families earning \$60-\$80K must choose between subpar homes in undesirable locations or forfeiting the American dream for cramped apartments



**4.7M**

**HOUSING  
SHORTAGE**

Severe home shortage, soaring construction costs, escalating Nimbyism, and stringent legislation, are pushing homeownership farther from reach

**TOTAL BUILDING COST  
DUE TO LEGISLATION**

**42%**

Escalating construction costs, NIMBYism and strict legislation, constituting up to 42% of build costs, brings families further from their dreams

\*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.



# Mission 10K - A Profit-With-a-Purpose Mission

A profit-with-a-purpose mission to build townhomes in underserved fast growing tertiary and secondary markets in low property-tax states



PROJECTS IN  
MISSION 10K

**100**

INVESTORS

**346**

TOTAL PROJECT  
VALUE

**\$2.4B**

TOWNHOME  
GOAL

**10,000**

EQUITY  
RAISED

**\$60M**



# Mission10K Affordable Townhomes: The Missing Middle

Profit with a Purpose



Source: Smart Growth America, Family-friendly cities can take a cue from the past, Nov 2019.

# Not Affordable Housing but an alternative to Single-Family Homes



GOVERNMENT SUBSIDIZED APARTMENTS

**We are not building affordable rental housing for low-income households**



AFFORDABLE TOWNHOME INITIATIVE

**Mission 10K projects are an alternative to affordable single-family homes**





# The case for Built-for-Rent better than ever

## 10 YEAR EVOLUTION OF BUILD-TO-RENT COMPLETIONS



**+45K** UNDER CONSTRUCTION

**3X**  
HOMES COMPLETED



ROBUST MARKET DEMAND

## high interest rates

of 8% nudging buyers to rent for longer

## \$2,112/month

avg. mortgage too high for middle class families

## home sales slump

28% fewer home listings due to very low locked-in interest rates

Source: RentCafe, New Build-to-Rent Homes Hit Record With 3 Times as Many Houses Under Construction, May 2023.

THE HOUSING SHORTAGE CRISIS CONTINUES

# The Housing Gap continues to widen

## A BREAKDOWN OF THE TYPES OF INVESTORS BEHIND SINGLE-FAMILY PROPERTIES:

Individual investors own an estimated 95–97% of the single-family rentals.

Institutional SFR aggregators own 3–5% of existing single-family rental homes.

Build-to-rent-focused developers, homebuilders, investors, and REITs are behind 5–10% of new properties being built.



▲ high

profit  
leasing velocity  
retention rates

THE U.S. HOUSING GAP

# 4.7 million

between single-family home constructions and household formations, 2012 and 2022

BUILD-TO-RENT TOWNHOMES

# too expensive

in most metros for rents to be reasonable in order to fill the supply gap

TIME TO THINK OUTSIDE THE BOX

# mission 10K

focuses on building in secondary and tertiary metros and far-flung urban centers with \$120-140PSF vertical construction costs.

Sources: 1) Buildium, Apr 2023; 2) Realtor.com, US Housing Supply Continues to Lag Household Formations, Mar 2023.

10 \*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.



# Where Did the Concept of Mission 10K Come From?



## Project Zero

In late 2022, we successfully completed a 66 unit BTR townhome project in Idaho Falls (land acquired in 2020)

The overall design was very nice but simple: 3 bd/2.5ba two story townhomes with private garages & backyards and for amenities only a dog park, playground, firepit and BBQ area



Construction	Built in phases
Unit type	3 bed, 2.5 bath
Unit size	1,354 SF
Parking	Single car garage
Backyard	Private
Ceiling height	9 foot (lower level)
Land cost	\$4.10/SF

COMMUNITY LEASED

**100%**

LEASING VELOCITY

**2-3/week**

PROFITABLE RENTS

**\$1,546-\$1,780**

VERTICAL CONSTRUCTION COST

**\$115<sup>PSF</sup>**

INTRODUCING MISSION 10K

# Project Zero - Our Completed Project

**Build-to-rent townhome** community in an appreciating, desirable residential neighborhood



Occupied *(as of June 2023)*

**100%**

IRR FOR LIMITED PARTNERS

**20%+**





# What Were We Up to Before Mission 10k



**University Oaks**  
Houston, TX

**YEAR**  
2020

**UNITS**  
32 unit  
Luxury BTR



**Nova RTP**  
Durham, NC

**YEAR**  
2019

**UNITS**  
46 unit  
Luxury townhomes



**Woods Cross**  
Woods Cross, UT

**YEAR**  
2019

**UNITS**  
Office /  
Flex Industrial



**The Grid**  
Buffalo, TX

**YEAR**  
2019

**UNITS**  
217  
Student Housing



**Mill Race App.**  
Provo, UT

**YEAR**  
2019

**UNITS**  
210



**Art City Center**  
Provo, UT

**YEAR**  
2019

**UNITS**  
Mixed Unit  
Property



PROJECT RETURNS AS A SYNDICATE

# Zeroth Mission 10K Project: Successful & Profitable

EQUITY MULTIPLE (EM)\*

**1.99x**

AVG. ANNUALIZED RETURN (AAR)\*

**25%**

INTERNAL RATE OF RETURN (IRR)\*

**20%**



- Construction during COVID (2021-Q1 2023), during a time of severe cost inflation, delays, and material and labor shortages
- Still very profitable

\*The information provided is for general guidance on returns. Each Mission 10K project may have varying projected returns

14 \*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.

# Expanding Data-Driven Analysis to the entire country



**SUCCESS**

Based on the successes of the Idaho Falls project we started applying data science to find other locations to build the same model



Low Cost to Build



Low Property Tax



Low Insurance Cost



Low Cost of Land



# Mission10K projects are near jobs and retail



## jobs

high quality in-fill  
location near jobs

## retail

access to in-demand  
retail, groceries and  
essential services

## schools

proximity to elementary  
to high, charter, prep &  
Montessori schools

# What is Mission 10K?



## BUILDING WHAT AND WHERE

**10K**

Affordable townhomes in tertiary cities and secondary metros suburbs

**LOW**  
cost

Vertical construction costs  
**\$120-\$140<sup>PSF</sup>**

**NO**  
amenities

Townhome communities with no pools, gyms or clubhouses

## DESIGNED FOR WHOM

families with incomes between

**\$60K-\$80K**

rents between

**\$1.5K-\$2K**

## TYPICAL RENTS

Mission 10K project rents

**~\$1.40<sup>PSF</sup>**



**Mission 10K is 'Profit with a Purpose', not a subsidized housing non-profit**



A COMPLETE COMMUNITY WITH INEXPENSIVE AMENITIES

# The Townhome IS the Amenity



## IN-UNIT AMENITIES

- LVT Flooring
- Open Living Concept
- 9 ft. Ceilings (first floor)
- Stainless Steel Appliances
- Private Patio per Unit

## COMMUNITY AMENITIES

- Common Courtyard
- Dog Park / Run
- Privacy Fences (3 sides)
- Playground
- Picnic Tables





INTRODUCING MISSION 10K

# ESG Is at the Heart of Our Approach



## ESG POLICY HAS FIVE FACETS

### EV Charging is standard

Every Mission 10K home has a garage with EV enabled charging. And all communities have EV charging stations

### Sustainable community amenities

We build communities with playgrounds, dog parks, picnic tables, and barbeque grills

### Maximum energy saving

Every Mission 10K home has 100% LED lighting, double glazed windows and high quality insulation

### Energy star appliances only

Every Mission 10K home has 100% energy star appliance

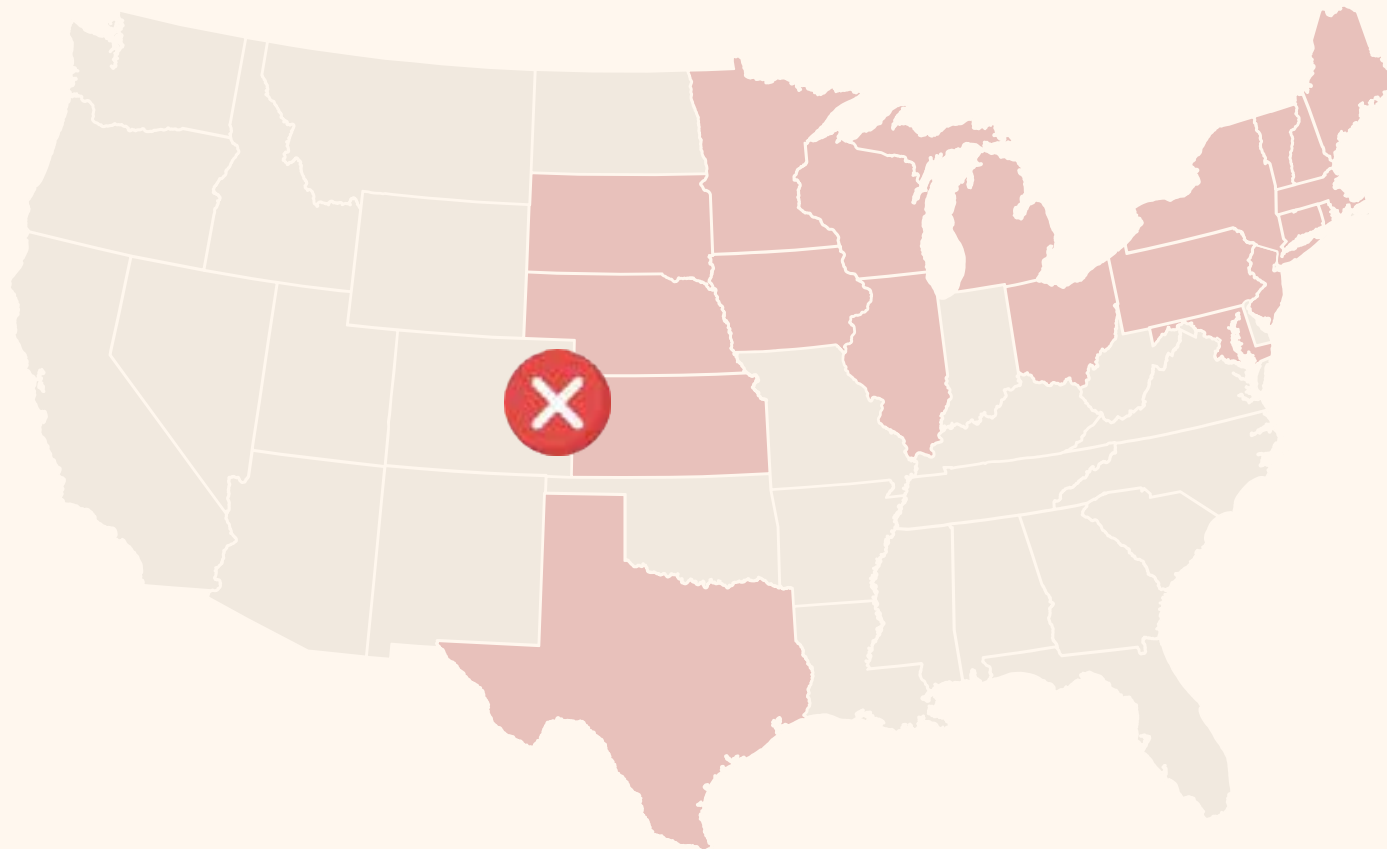
### High efficiency plumbing

Every Mission 10K home has water saving toilets and low flow plumbing fixtures

**Building Best-in-Class  
Rental BTR  
Communities**



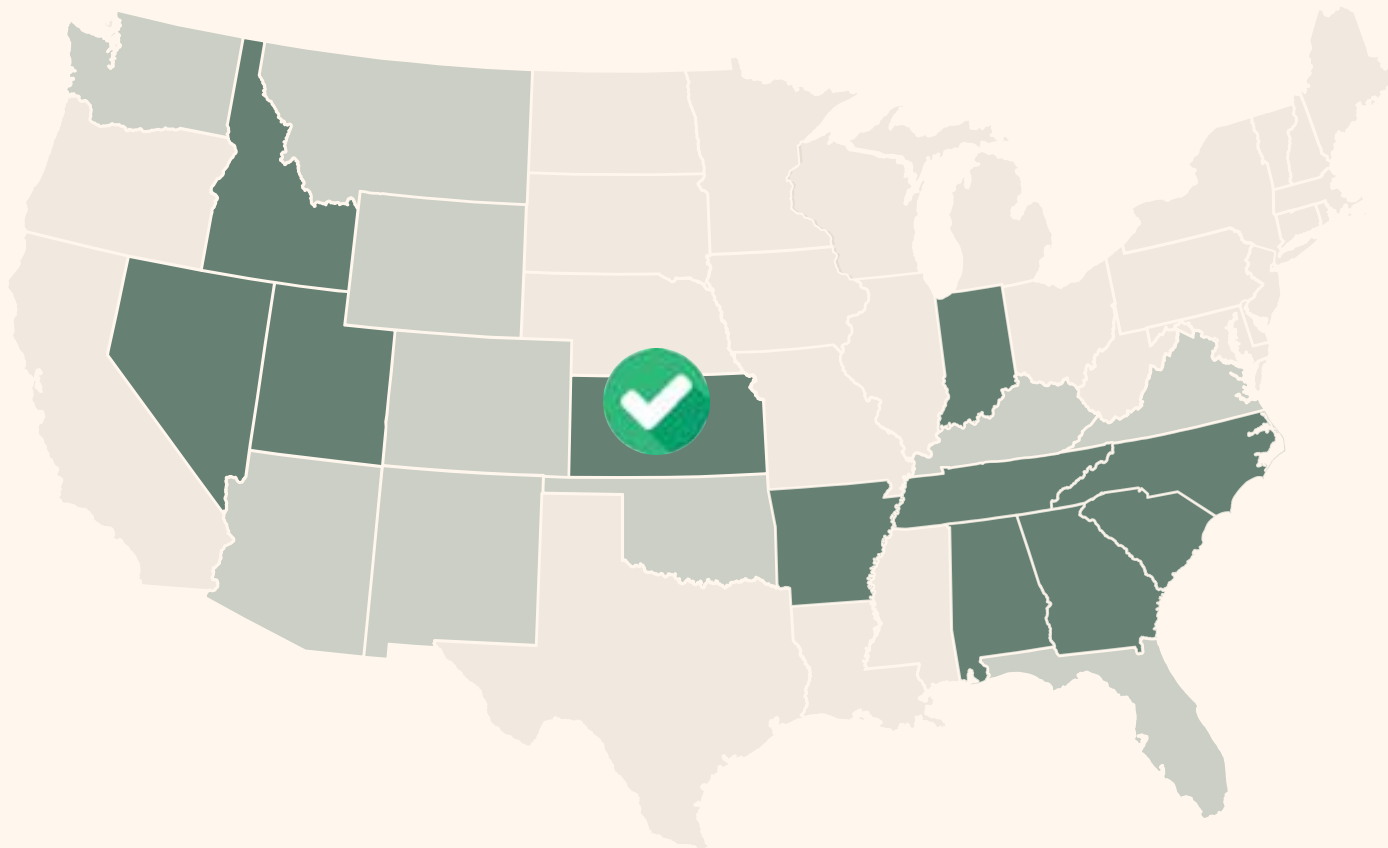
# Ruling Out High Property Tax States



Top 10 Highest Property Tax States in 2023		
#1	New Jersey	2.13%
#2	Illinois	1.97%
#3	New Hampshire	1.89%
#4	Vermont	1.76%
#5	Connecticut	1.73%
#6	Texas	1.60%
#7	Nebraska	1.54%
#8	Michigan	1.53%
#9	Wisconsin	1.53%
#10	Ohio	1.52%

Source: WiseVoter, Property Taxes by State, 2023.

# Biz-Friendly, Low Property Tax States with Growth



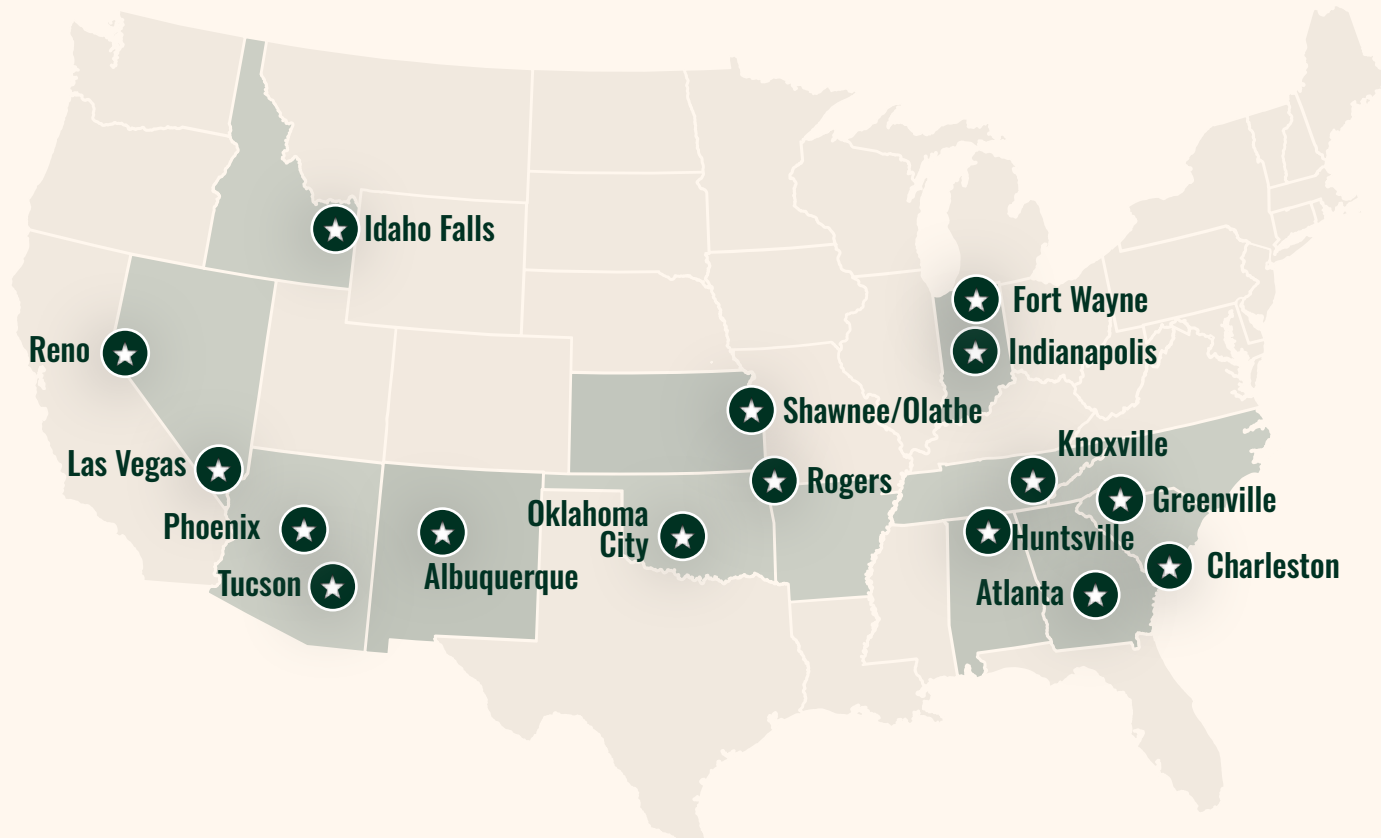
## Our Top 20 Picks in 2023

#1	Alabama	0.37%	#11	Idaho	0.65%
#2	Wyoming	0.51%	#12	Montana	0.74%
#3	Colorado	0.52%	#13	North Carolina	0.78%
#4	South Carolina	0.53%	#14	Kentucky	0.78%
#5	Utah	0.56%	#15	Indiana	0.81%
#6	Nevada	0.56%	#16	Oklahoma	0.83%
#7	New Mexico	0.59%	#17	Washington	0.84%
#8	Arizona	0.60%	#18	Virginia	0.84%
#9	Arkansas	0.61%	#19	Florida	0.86%
#10	Tennessee	0.63%	#20	Georgia	0.87%

\*Kansas is the exception

Source: WiseVoter, Property Taxes by State, 2023.

# Building in Development-Friendly Cities



SMALLER METROS

**low impact fees,**  
development friendly attitudes

PROJECTS ARE BUILT

**faster**

LEASE-UP

**6-8 months**

# Build in Markets with Inexpensive Land



TYPICAL PRICING

**\$2 - \$5<sup>PSF</sup>**

TYPICAL LAND SIZE

**7 - 15 acres**

TYPICAL LAND COST

**\$1M-\$2.5M**

per project



EASILY QUOTABLE & EXTREMELY REPEATABLE PROJECTS

# Profitability through Repeatability

RINSE, REPEAT...

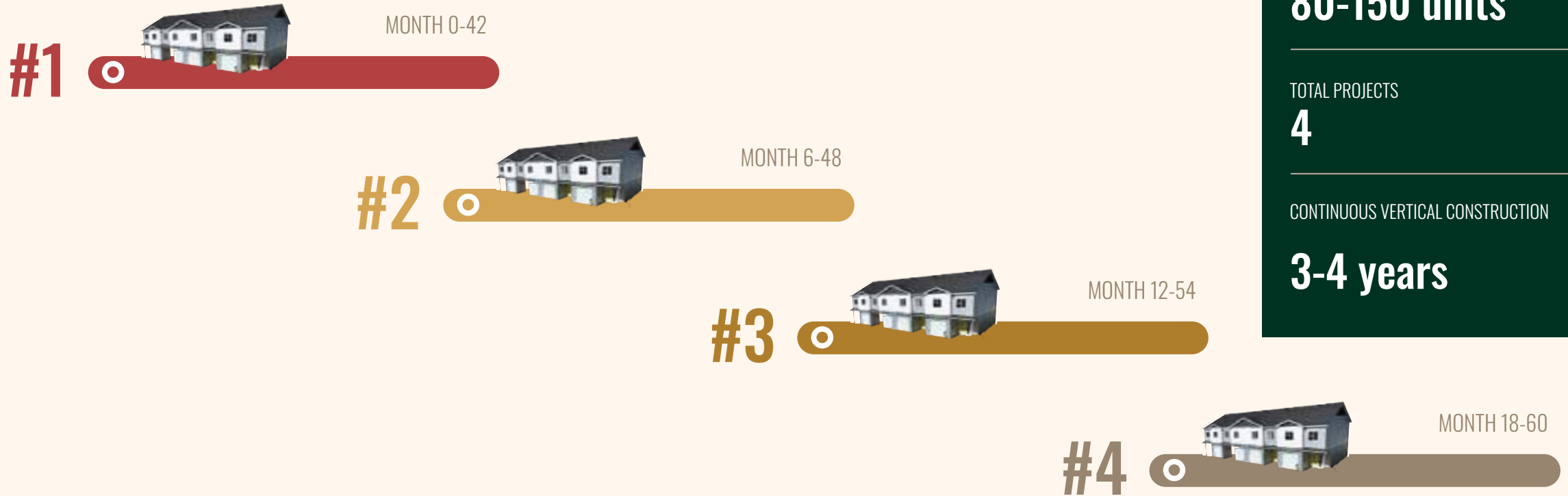
- City planning
- Builders
- Civil engineers



**Standardized townhome projects are extremely repeatable**

PHASING PROJECTS LEADS TO LOWER LOANS

# Each City: 4 Projects Over 5 years, Sold Together



AVERAGE PROJECT SIZE

**80-150 units**

TOTAL PROJECTS

**4**

CONTINUOUS VERTICAL CONSTRUCTION

**3-4 years**

# Exit Strategy: Development & Sale Timeline

## 5 Year Community Exit Blueprint



18 MONTHS

### Pre-development

Initial phase of the project that involves various planning & analysis activities before construction begins

18 MONTHS

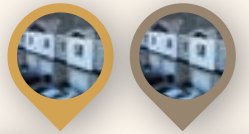
### Construction

Groundwork/ foundation, structures, utilities, interiors, landscaping, and completing other site improvements

24 MONTHS

### Lease & Hold

Retain possession and lease out to tenants, rather than selling immediately



**Sell 4 communities as a portfolio**



TARGET BUYERS

## institutional

build-to-rent or multifamily Investors

STRATEGIC OUTCOME

## boost price

portfolio value could potentially increase  
selling price by millions per community

PROJECT SIZE IS CRITICAL TO SUCCESS

“

**Mission 10,000 projects are sized depending on the local lenders lending budgets. This is critical to success, and another reason why the project sizes must be kept “reasonable.”**

# Optimizing Loans: Sized and timed for best results

## Local Bank Collaboration



Partnering with local banks in smaller cities to align community sizes with comfortable loan sizes.

### EXAMPLE:

For the first Mission 10K project, the local bank gave us a 70% loan-to-value (LTV), and are saying that they will continue to do so for future projects, even though bigger banks will not go beyond 62.5% LTV at this time.

## Optimal Loan Guarantors



Leveraging a stable of loan sponsor guarantors to secure construction loans with the best interest rates.

### EXAMPLE:

By keeping loan sizes small, it's easier for us to convince loan sponsor guarantors to sign on lower interest rate recourse loans.

Projected decrease in interest rates in late 2024



## End-2024 start of Construction



Aiming to initiate construction in late 2024 to capitalize on decreasing interest rates



# Mission 10K: Powerful Team



years



Northwest Arkansas

Kansas City, MO

Indianapolis, IN

Fort Wayne, IN

Reno, NV

Raleigh, NC

Other Mission10K Cities...



UGRO



**Mission 10K is an Assembly Line:  
Here is V1 of that Process**



# Step 1: Deal Launchpad Google Form

**1350+**  
PARCELS REVIEWED  
IN ~4 MONTHS

GOOGLE FORM

**collects  
data**

Our Pre-Dev expert uses  
a concise Google Form to  
capture data from calls  
with brokers, contractors,  
and developers



The screenshot shows a Google Form titled "UGRO Land Sourcing Call Form". It includes a header image of a modern outdoor lounge area. The form fields include: "Call Date" (a date picker), "Call Made By" (a dropdown menu), and "Interacted via" (a dropdown menu). There is also a section for "Call Notes for UGRO Acquisition and Development team with Brokers, Lenders, Insurance, PM etc." and a "Submit" button.

DATA FEEDS INTO

**deal  
tracker +  
slack  
channel**

keeping the team  
informed and engaged



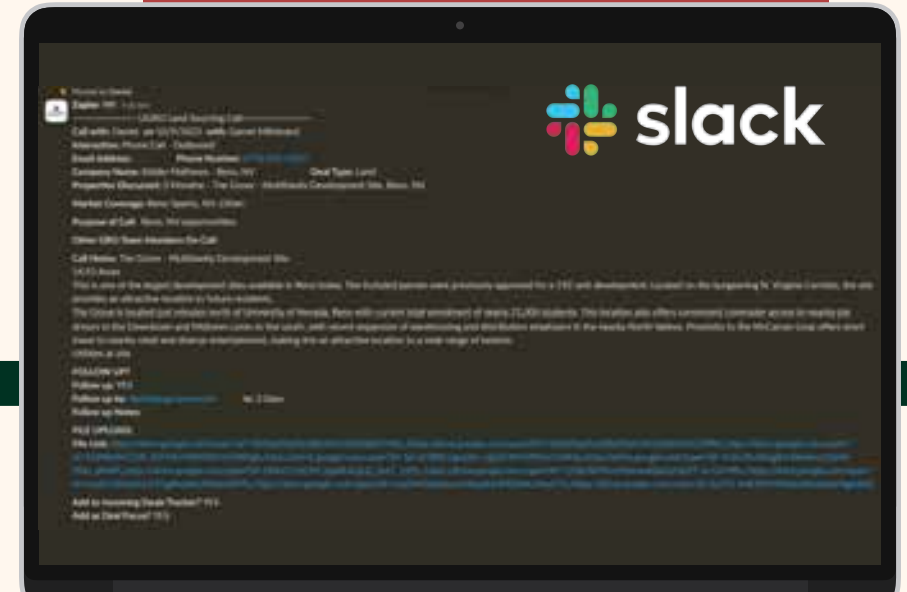
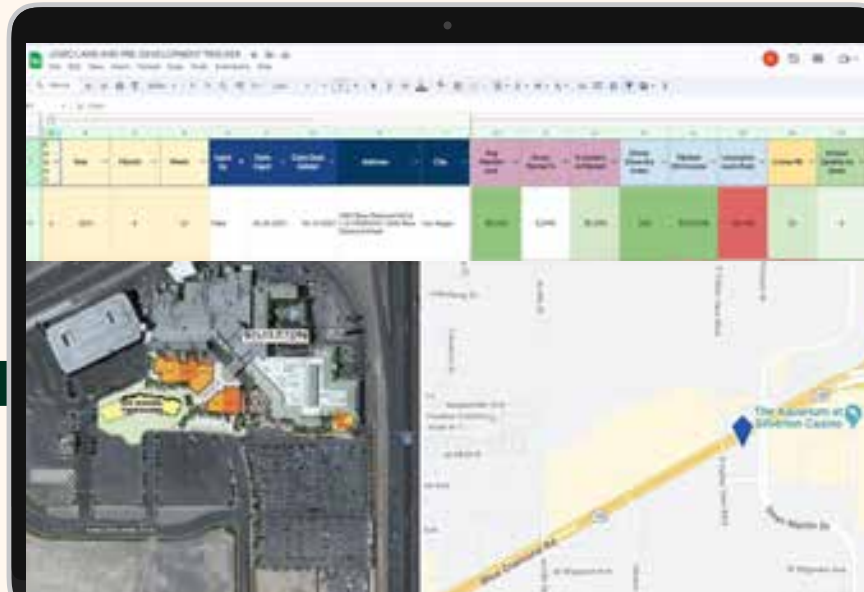
## Step 2: Data into Deal Tracker & Slack Channel

DATA FEEDS INTO

**deal  
tracker +  
slack  
channel**

keeping the team  
informed and engaged

**1350+** PARCELS REVIEWED  
IN ~4 MONTHS



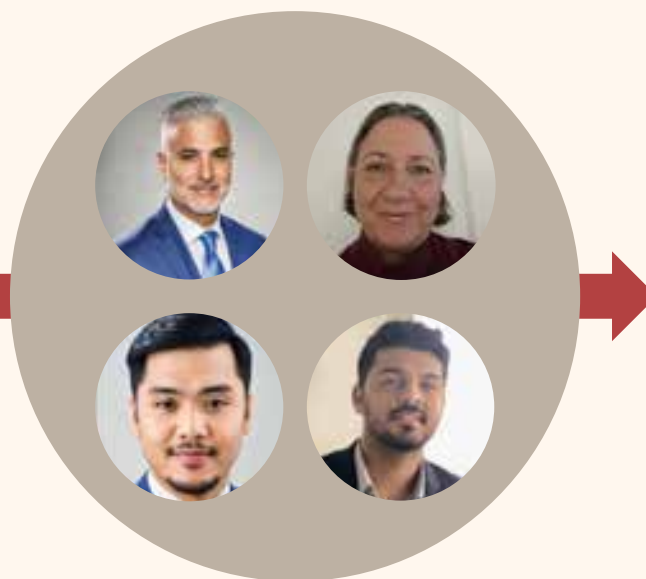


# Step 3: Weekly Spotlight Huddle to Prep for Committee

MISSION 10K

**pre-dev  
team  
meets**

to spotlight top deals for  
our executive committee



CLEAR CRITERIA TO QUALIFY

**as a Mission 10K project**

- Size of land (acres)
- Neighborhood Analysis:
  - Median Household Income,
  - Home Value,
  - Property Tax Rate,
  - Construction Cost PSF
  - Exit Cap Rate
  - Job creation within 1.3- 5 miles
- Schools
- Construction cost
- Permit cost
- Crime
- Nearby Services & Retail Mix
- Neighborhood Amenities: Parks, Recreation, etc.
- Business/Development climate
- Unemployment
- % renters in market
- Average market rent

# Step 4: Due Diligence Dive by Mission 10K Team

ONCE DEAL IS CHOSEN

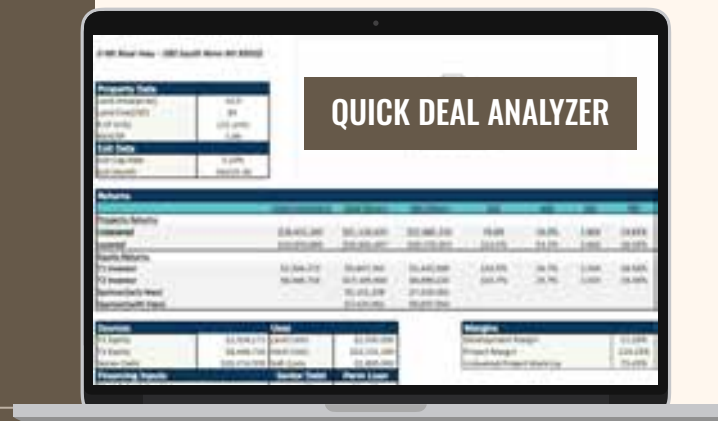
## due diligence

Comprehensive due diligence is performed to gather rent comps, taxes and key operational expenses which vary per market

DATA IS INPUT INTO

## quick deal analyzer

expertly crafted by our financial modeling expert

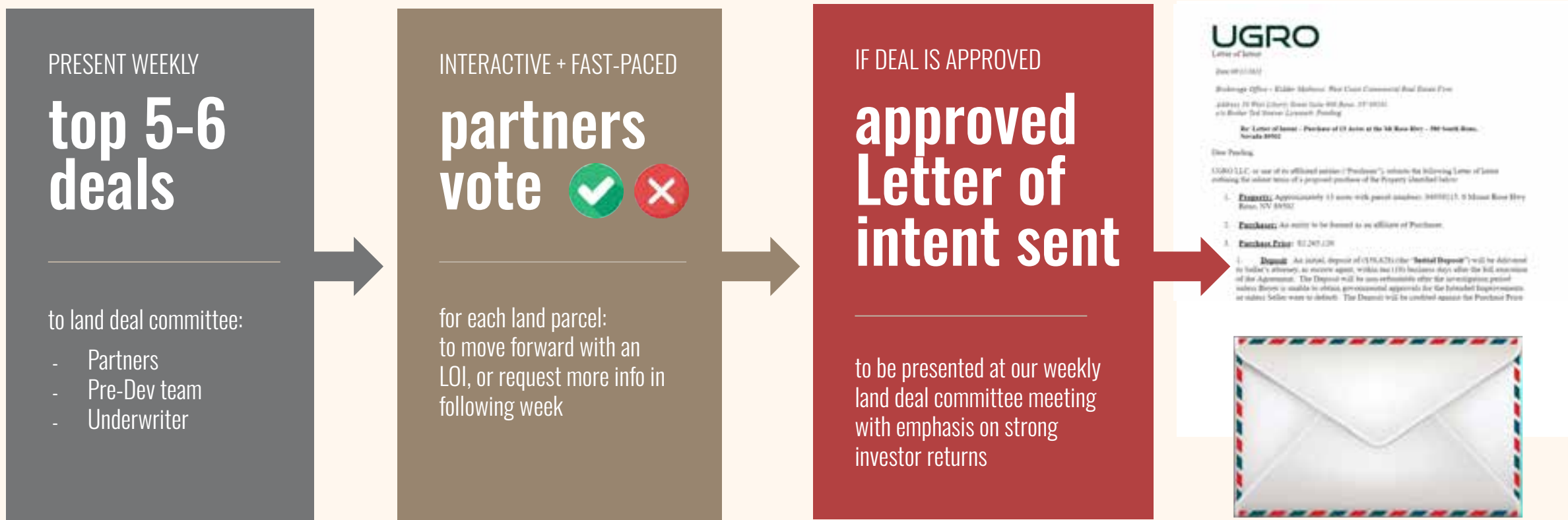


DEAL MUST

## meet IRR/Margin Threshold

to be presented at our weekly land deal committee meeting with emphasis on strong investor returns

# Step 5: Land Deal Review



# Step 6: Detailed Due Diligence & Proforma to Prepare Presentation

ONCE LOI IS SIGNED

**Committee reviews detailed presentation & full Proforma**

Assess project using LOI Tracker to take a project from Post-Letter of intent status to Pre-Contract status

1	PHASE	CATEGORY	TASK/ITEM	SOURCE
12	E1 PRE-LOI	Market - City	Population Growth	Census, Local Municipality
13	E1 PRE-LOI	Market - City	Population Demographics & Diversity	Neighborhood Scout Report
14	E1 PRE-LOI	Market - Neighborhood	Median Income	Neighborhood Scout Report
15	E1 PRE-LOI	Market - Neighborhood	Crime Statistics	Neighborhood Scout Report
16	E1 PRE-LOI	Market - Neighborhood	Neighborhood Scout Report	Neighborhood Scout Report
17	E1 PRE-LOI	Market - Neighborhood	Demographics of the tenants in the immediate locale of the Project	Local Municipality, Local PM
18	E1 PRE-LOI	Proforma	LOI Quick Proforma	DK
19	E1 PRE-LOI	RE Specific Data	Land Prices Comp for last 3-24 months	Local Municipality
20	E1 PRE-LOI	RE Specific Data	Property's taxes and previous purchase price (if available)	Tax Assessors Office
21	E1 PRE-LOI	Site DO	Zoning	Planning Dept
22	E1 PRE-LOI	Site DO	Potential Zoning	Planning Dept
23	E1 PRE-LOI	Site DO	Cost of Vertical Construction	Local General Contractors
24	E1 PRE-LOI	Site DO	Civil Cost of construction	Local General Contractors
25	E1 PRE-LOI	Site DO	All in cost to construct	Local General Contractors
26	E1 PRE-LOI	Site DO	Potential units per acre	Department of Planning
27	E1 PRE-LOI	Site DO	Overall Shape and Topography of site - how much is usable without spending \$00	Local department of planning, DEP, DOT
28	E1 PRE-LOI	Site DO	Initial Review Road Access / Easements Required	Department of Transportation
29	E1 PRE-LOI	Site DO	Asking Price for Land	Land Owner/Broker
30	E1 PRE-LOI	Site DO	Impact Fees	
31	E1 PRE-LOI	Site DO	Permit Costs	Department of Planning
32	E1 PRE-LOI	Site DO	Insurance Costs	Local Insurance Brokers
33	E1 PRE-LOI	Site DO	Required Construction Type	Local Architects
34	E1 PRE-LOI	Site DO	Property Tax	Tax Assessors Office
35	E1 PRE-LOI	Site DO	Floodplain	Local Municipality
36	E1 PRE-LOI	Site DO	Sewer Utilities (on site / off-site distance)	Local Utility Company
37	E1 PRE-LOI	Site DO	Water Utilities (on site / off-site distance)	Local Utility Company



IF APPROVED  
**proceed to Contract**





# Deal Flow by Month



37 \*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.

# UGRO: 110+ Total Projects Presented Out of 1350+ Parcels



LAND  
PARCELS

**1350+**



PROJECTS  
PRESENTED

**110+**



APPROVED  
SO FAR

**24**



IN  
CONTRACT

**2** (+6 in pipeline)

# 110+ Projects Presented to Committee



# 15 City Visits in 3 Months to Identify Mission 10k Cities



15 City Visits		
#1	Northwest Arkansas (2)	AR
#2	Oklahoma City	OK
#3	Kansas City (2)	MO
#4	Indianapolis	IN
#5	Fort Wayne	IN
#6	Ft. Lauderdale	FL
#7	Tampa	FL
#8	Jacksonville	FL
#9	Ft. Myers	FL
#10	Columbus	OH
#11	Atlanta	GA
#12	Salt Lake City	UT
#13	Reno	NV



# Executive & Pre-Dev Team Actively Visiting Mission 10k Sites



\*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.

UGRC | GROUP | PARTNERSHIP | COMMUNITY

# Potential Mission 10K Project Locations



## 01

NORTHWEST ARKANSAS

- ✓ Low Construction Cost
- ✓ Low Property Tax
- ✓ Higher Median Income
- ✓ Low Land Cost
- ✓ Pro-development city
- ✗ Low Insurance Cost

## 02

KANSAS CITY, MO

- ✓ Low Construction Cost
- ✗ Low Property Tax
- ✓ Higher Median Income
- ✓ Low Land Cost
- ✓ Pro-development city
- ✓ Low Insurance Cost



## 03

INDIANAPOLIS, IN

- ✓ Low Construction Cost
- ✓ Low Tax
- ✓ Higher Median Income
- ✓ Low Land Cost
- ✓ Pro-development city
- ✓ Low Insurance Cost

## 04

RENO, NV

- ✓ Low Construction Cost
- ✓ Low Property Tax
- ✓ Higher Median Income
- ✓ Low Land Cost
- ✓ Pro-development city
- ✓ Low Insurance Cost

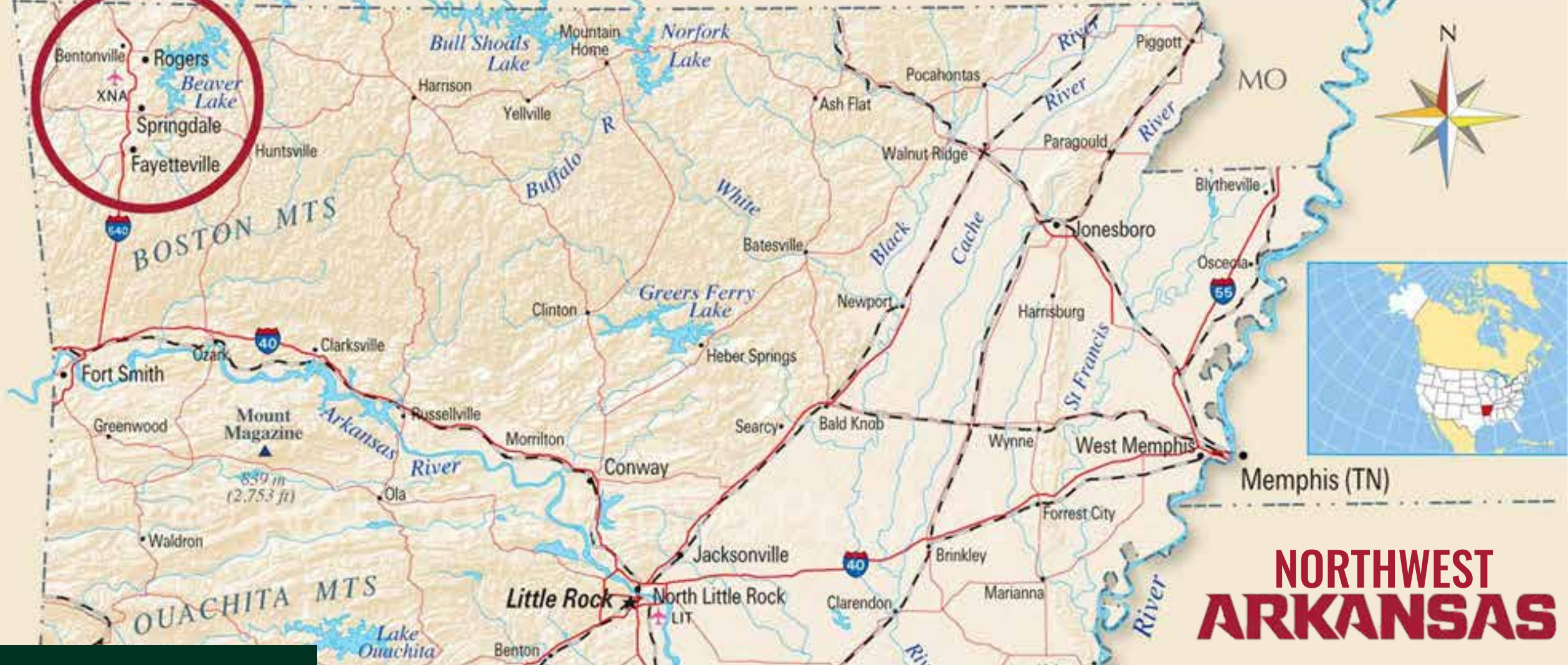


## 05

RALEIGH, NC

- ✓ Low Construction Cost
- ✓ Low Property Tax
- ✓ Higher Median Income
- ✓ Low Land Cost
- ✓ Pro-development city
- ✓ Low Insurance Cost





## NORTHWEST ARKANSAS

# Spotlighting two Mission 10k Metros

UGRO



# Northwest Arkansas: A Premier Investment Destination



MILKEN  
INSTITUTE  
2023

**#9** Best  
Performing Cities

United States™  
**Census**  
Bureau  
2023

**#2** Housing Affordability  
among large cities

U.S. News  
2023

**TOP  
10** Best Places to Live  
for 8 consecutive years

## NORTHWEST ARKANSAS

### STRENGTHS

- Strong labor market: wage + job growth
- Low unemployment
- Access to economic opportunities: affordable housing and broadband
- Home to flagship university and Fortune 500 companies
- Pro-development

### INNOVATION

- Focus on diversifying economy and fostering innovation
- Efforts to become hub for advanced mobility tech, IT apprenticeships, and local agriculture
- Walmart's investments in drone services and local electric vehicles
- NWA Technology Summit attracted 1,700 attendees



# Northwest Arkansas: Low Inventory + High Demand



CAP RATE

**5+%**



UNEMPLOYMENT RATE

**2.3%**



EMPLOYMENT GROWTH

**5.1%**



Fayetteville, AR

MEDIAN HOME VALUE

**\$310,857**



LOW PROPERTY TAX

**0.73%**



LOW CONSTRUCTION COST

**\$120/SF**



# Northwest Arkansas: Land Parcels of Interest





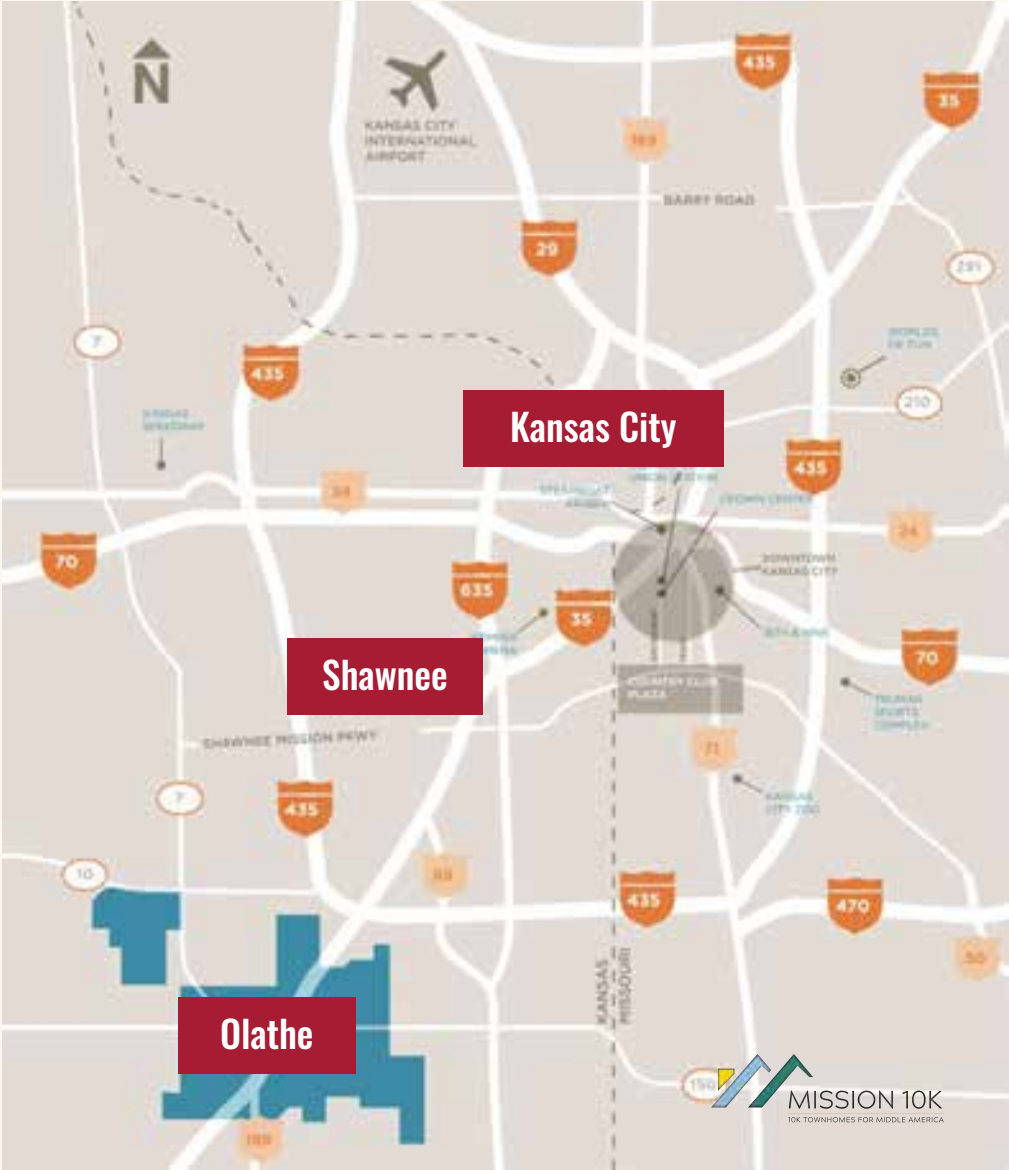
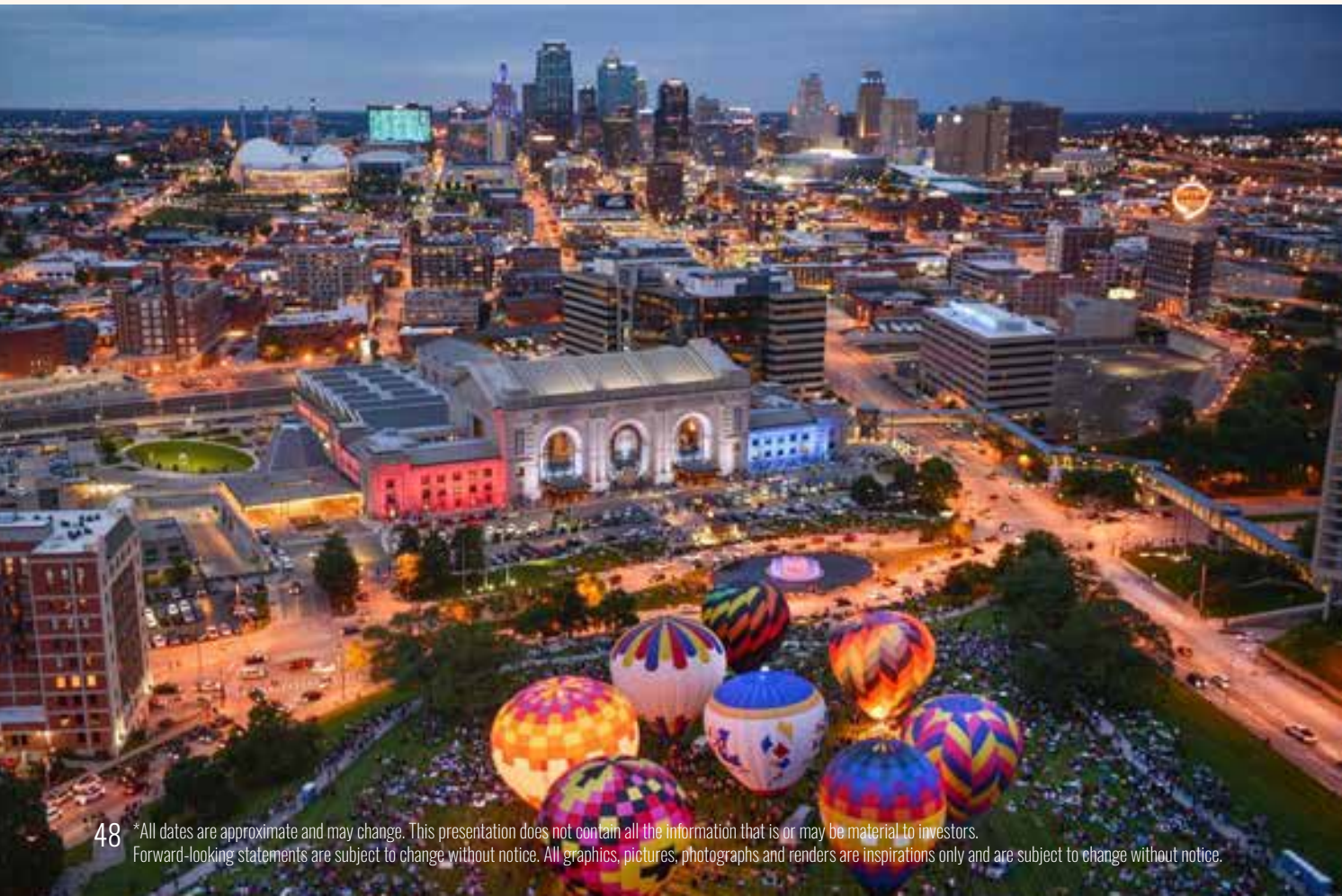
# Big Players Flock to America’s Heartland





SPOTLIGHTING A MISSION 10K METRO

# Kansas City Metro



48 \*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors. Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.



# Kansas City: Economy Firing on All Cylinders



POPULATION GROWTH

**1.79%**



VACANCY RATE

**2.4%**



EMPLOYMENT GROWTH

**1.8%**



Kansas City Downtown

MEDIAN HOME VALUE

**\$385,133**



RENT GROWTH (YoY)

**5.5%**



LOW CONSTRUCTION COST

**\$123/SF**



# Kansas City: Land Parcels of Interest

STATUS: **PSA**



Shawnee, KS

NO. OF ACRES

9Ac

PRICE SQ.FT.

\$2.30

STATUS: **LOI**



Overland Park, KS

NO. OF ACRES

7.2Ac

PRICE SQ.FT.

\$4.78

NO. OF ACRES

11.7Ac

PRICE SQ.FT.

\$3.53



STATUS: **LOI**

Olathe, KS

NO. OF ACRES

25.1Ac

PRICE SQ.FT.

\$2.01



STATUS: **PSA**

Olathe, KS

# Mission 10k LP level Projected Returns BEFORE optimization

**LOCATION**

Olathe, KS

**SIZE**

11.70AC

**LAND PRICE**

\$3.50 ± per sqf

**UNITS**

102

**18.25%** **IRR****LOCATION**

Shawnee, KS

**SIZE**

9AC

**LAND PRICE**

\$2.50± per sqf

**UNITS**

97

**16.13%** **IRR****LOCATION**

South Reno, NV

**SIZE**

13AC

**LAND PRICE**

\$4 per sqf

**UNITS**

122

**18.56%** **IRR****LOCATION**

Ooltewah, TN

**SIZE**

6.79AC

**LAND PRICE**

\$10 per sqf

**UNITS**12 units currently built 100% leased  
+50 units to be built**16.69%** **IRR**

\*The information provided is for general guidance on returns. Each Mission 10K project may have varying projected returns

51 \*All dates are approximate and may change. This presentation does not contain all the information that is or may be material to investors.  
Forward-looking statements are subject to change without notice. All graphics, pictures, photographs and renders are inspirations only and are subject to change without notice.



MISSION 10K


# Join The Mission

**VISIT** ► [Mission10k.com/family-office](https://Mission10k.com/family-office)



**Neal Bawa**  
**Chief Executive Officer**

 [neal@mission10k.com](mailto:neal@mission10k.com)

 510-367-1510



**MISSION 10K**  
10K TOWNHOMES FOR MIDDLE AMERICA