



**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



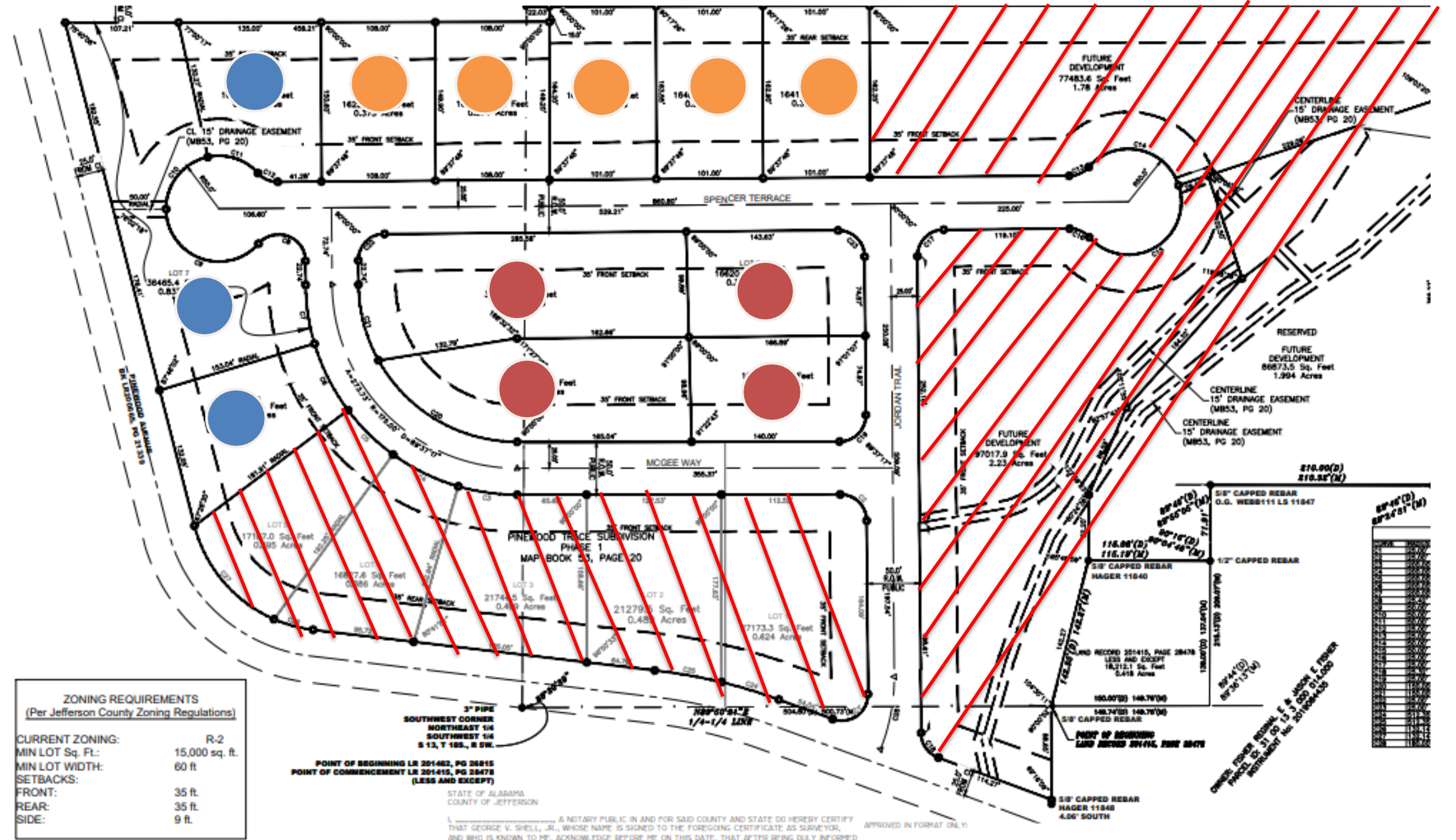
THE PLANS

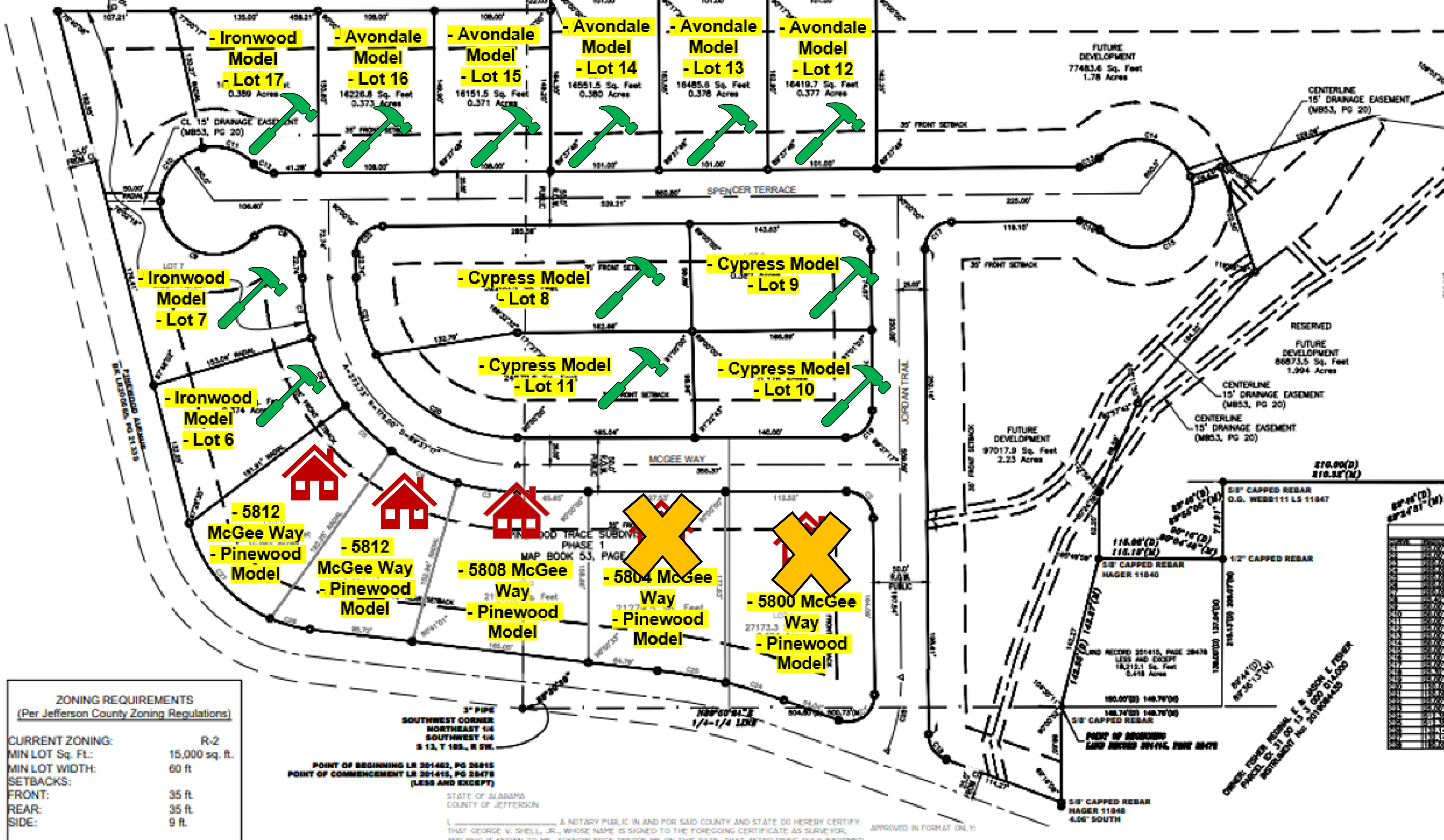
Investor Build - Floor Plan Locations

 **THE RICHARD:**
- 3 Lots

 **THE SHD:**
- 5 Lots

 **THE CYPRESS:**
- 4 Lots





ZONING REQUIREMENTS
(Per Jefferson County Zoning Regulations)

CURRENT ZONING:	R-2
MIN LOT Sq. Ft.:	15,000 sq. ft.
MIN LOT WIDTH:	60 ft
SETBACKS:	
FRONT:	35 ft.
REAR:	35 ft.
SIDE:	9 ft.

- SALE AT CO
- Investor Build
- Sold
- Pending

3" PIPE
SOUTHWEST CORNER
NORTHEAST 1/4
SOUTHWEST 1/4
S 13, T 18S, R 8W.

POINT OF BEGINNING LR 201462, PG 28815
POINT OF COMMENCEMENT LR 201415, PG 28478
(LESS AND EXCEPT)

STATE OF ALABAMA
COUNTY OF JEFFERSON

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT GEORGE V. SHELL, JR., WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, HAS BEEN QUALIFIED TO SO SIGN SAID CERTIFICATE AS SURVEYOR.

APPROVED IN FORMAT ONLY:



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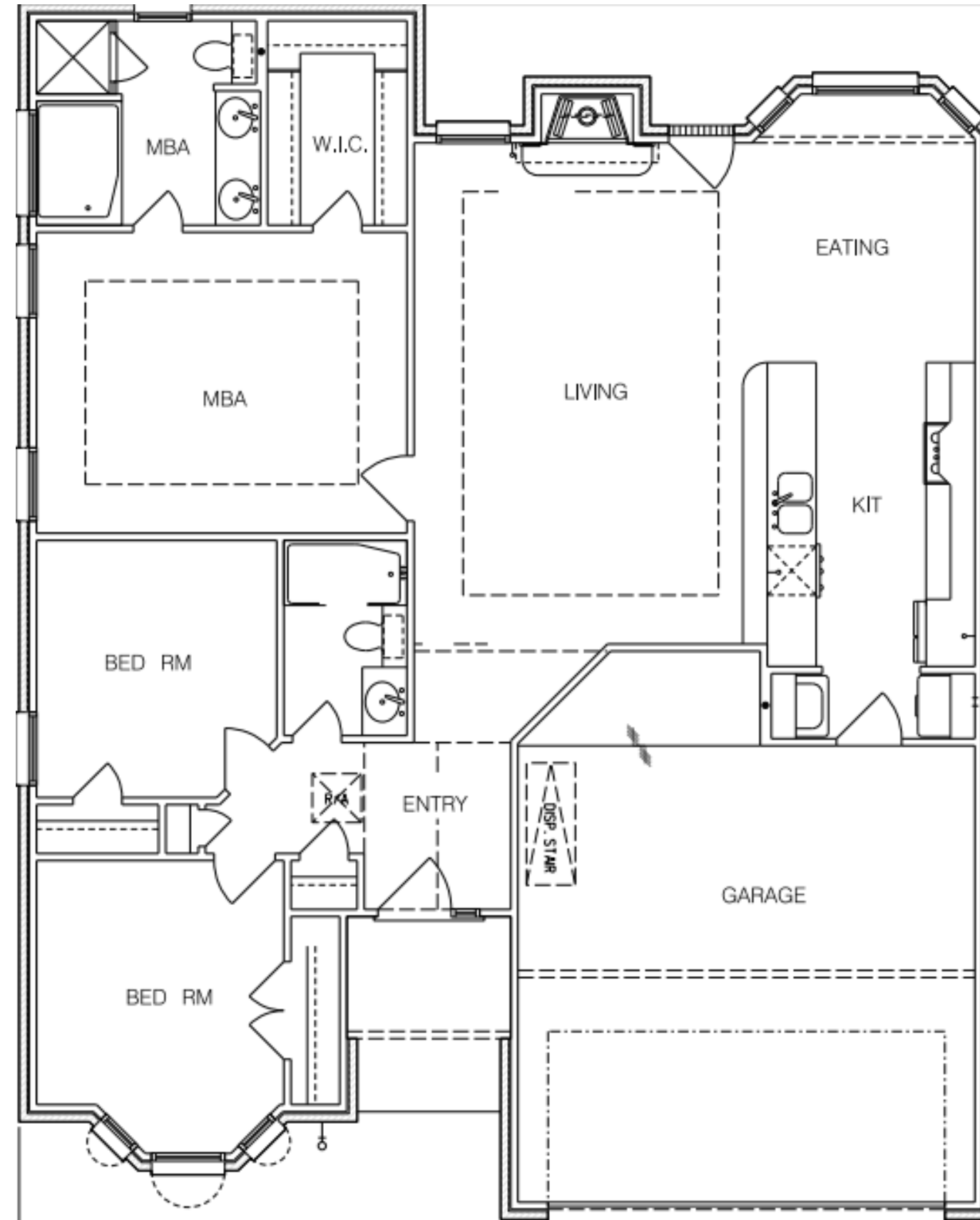
Investor Build Floorplan Options

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
MONTHLY ESTIMATES (PER DUPLEX)	
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	-%

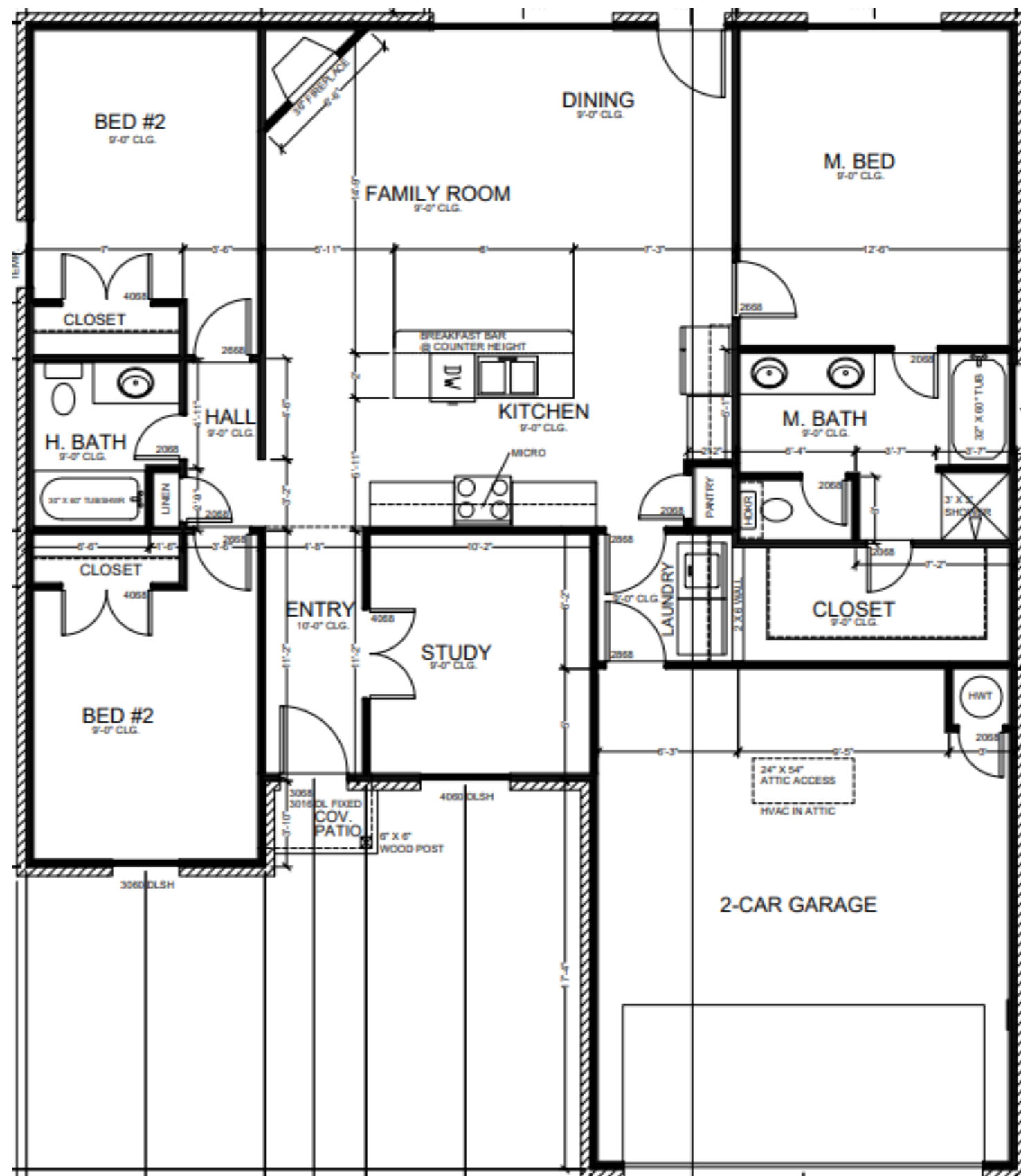
The Richard Photos



The Avondale Model

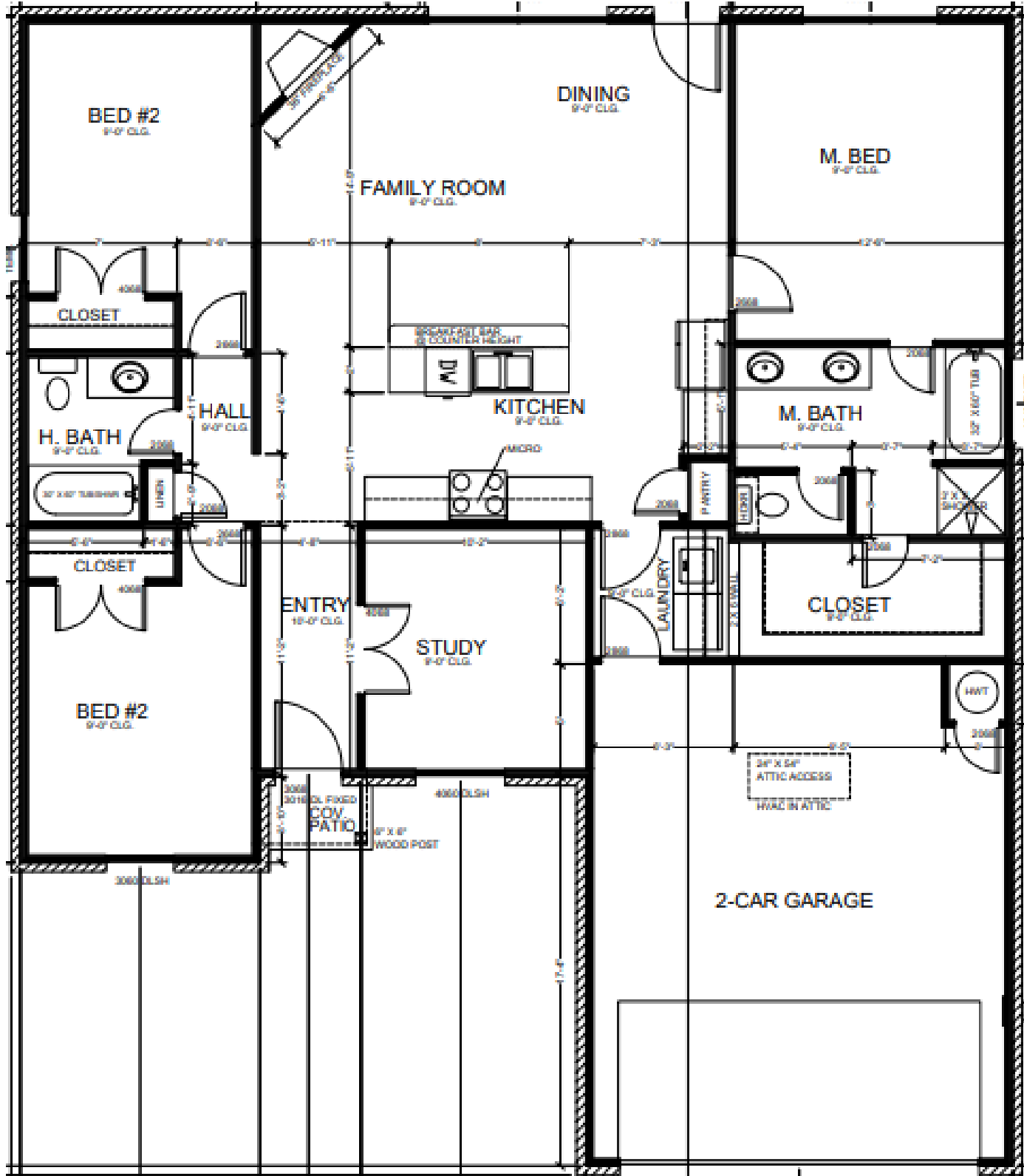
- 2 Years of Property Management Included in The Price!

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



Projected All in Price (Cash):	\$255,000
Total Lot Cost:	\$55,000
MONTHLY ESTIMATES (PER DUPLEX)	
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	-%

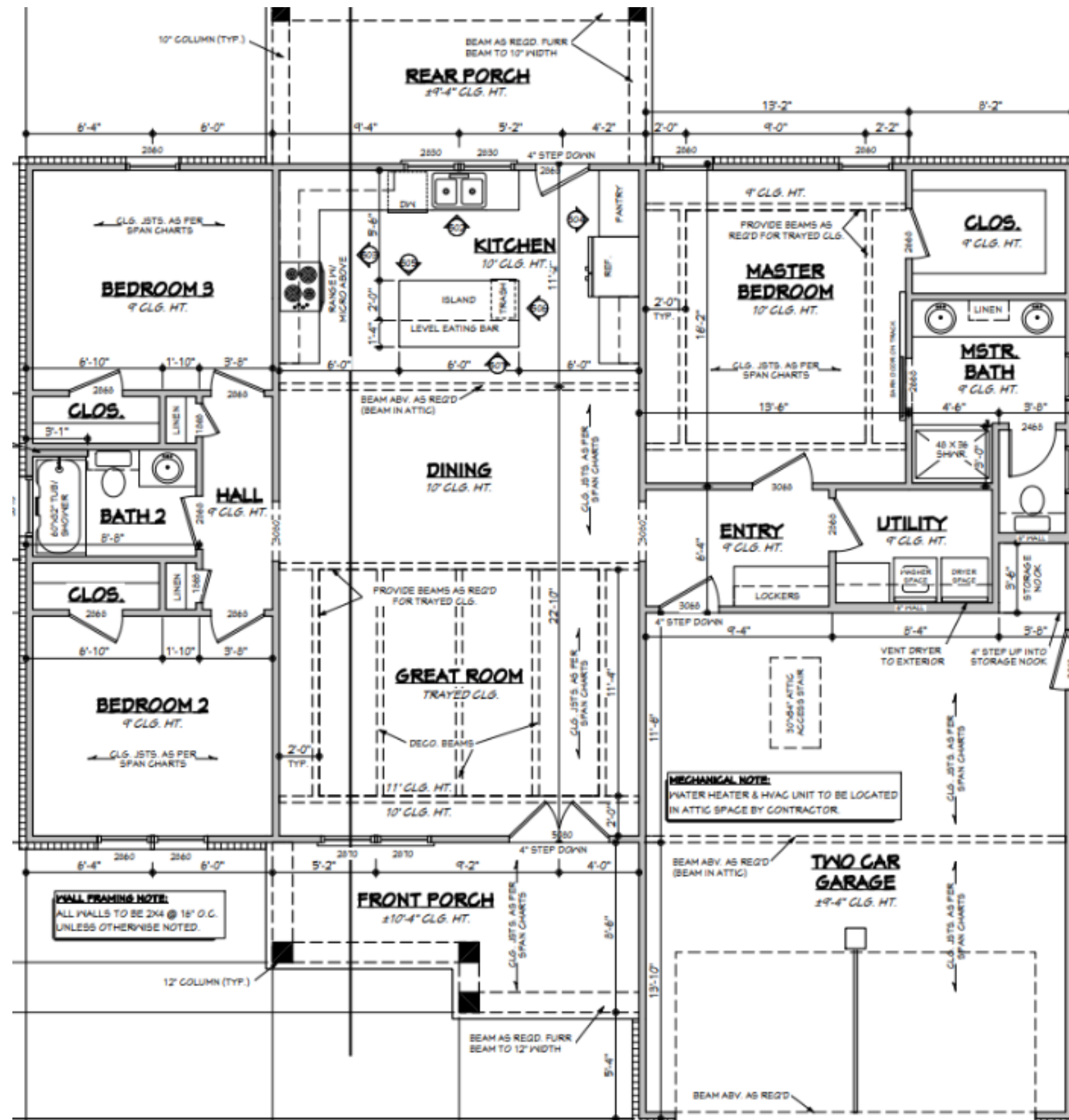
The SHD Photos



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
MONTHLY ESTIMATES (PER DUPLEX)	
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



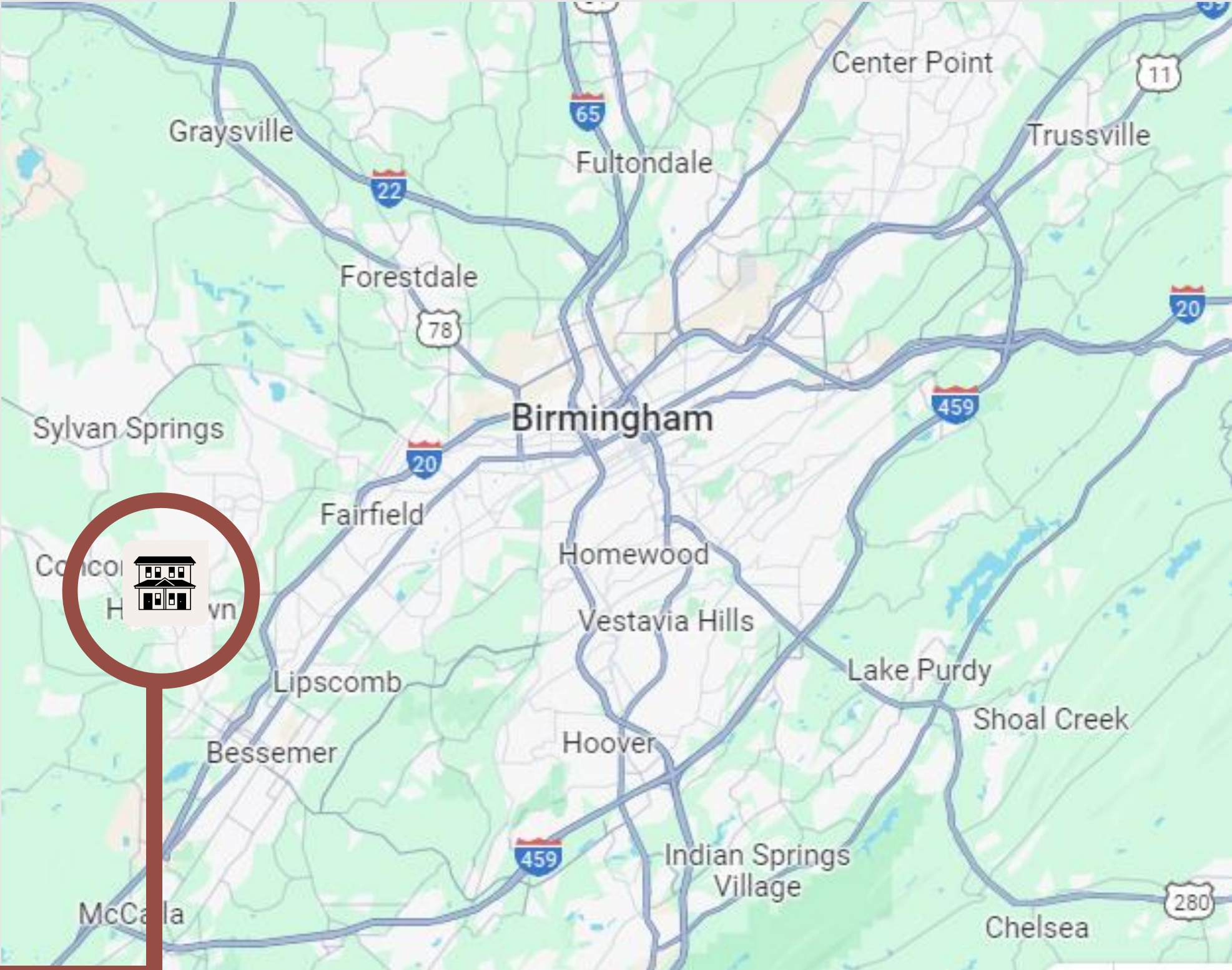


THE AREA

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

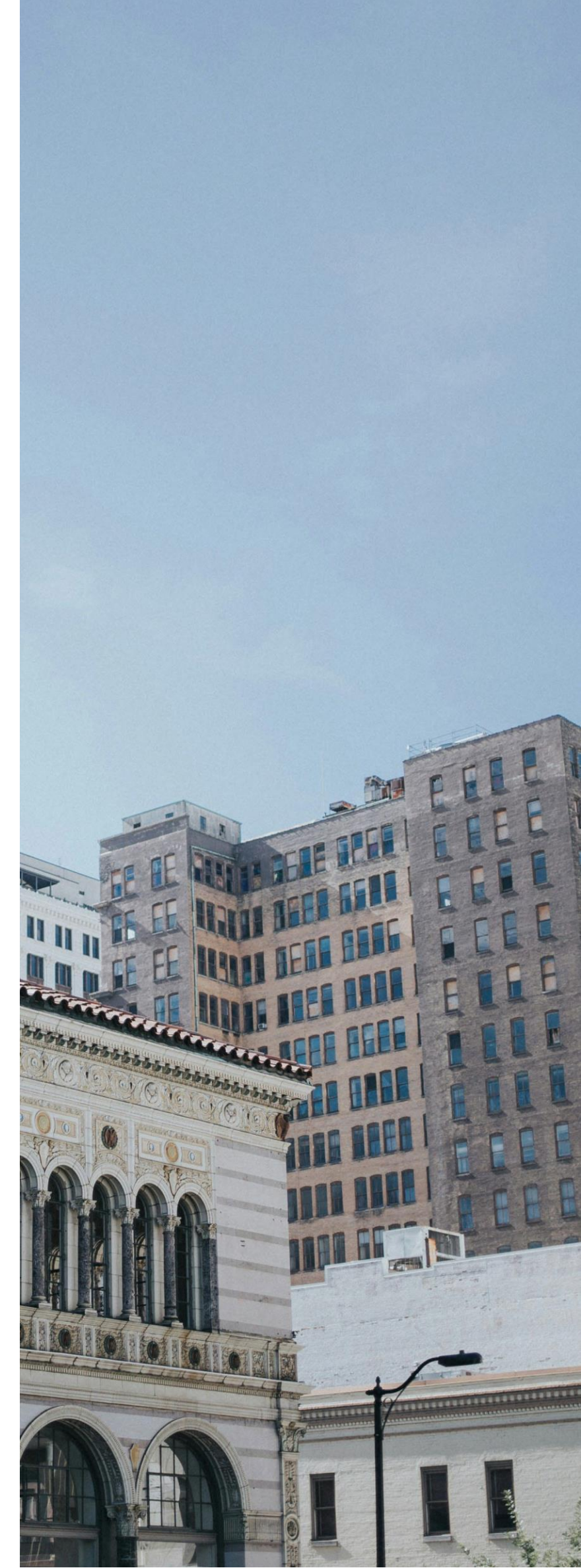
AT&T

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.

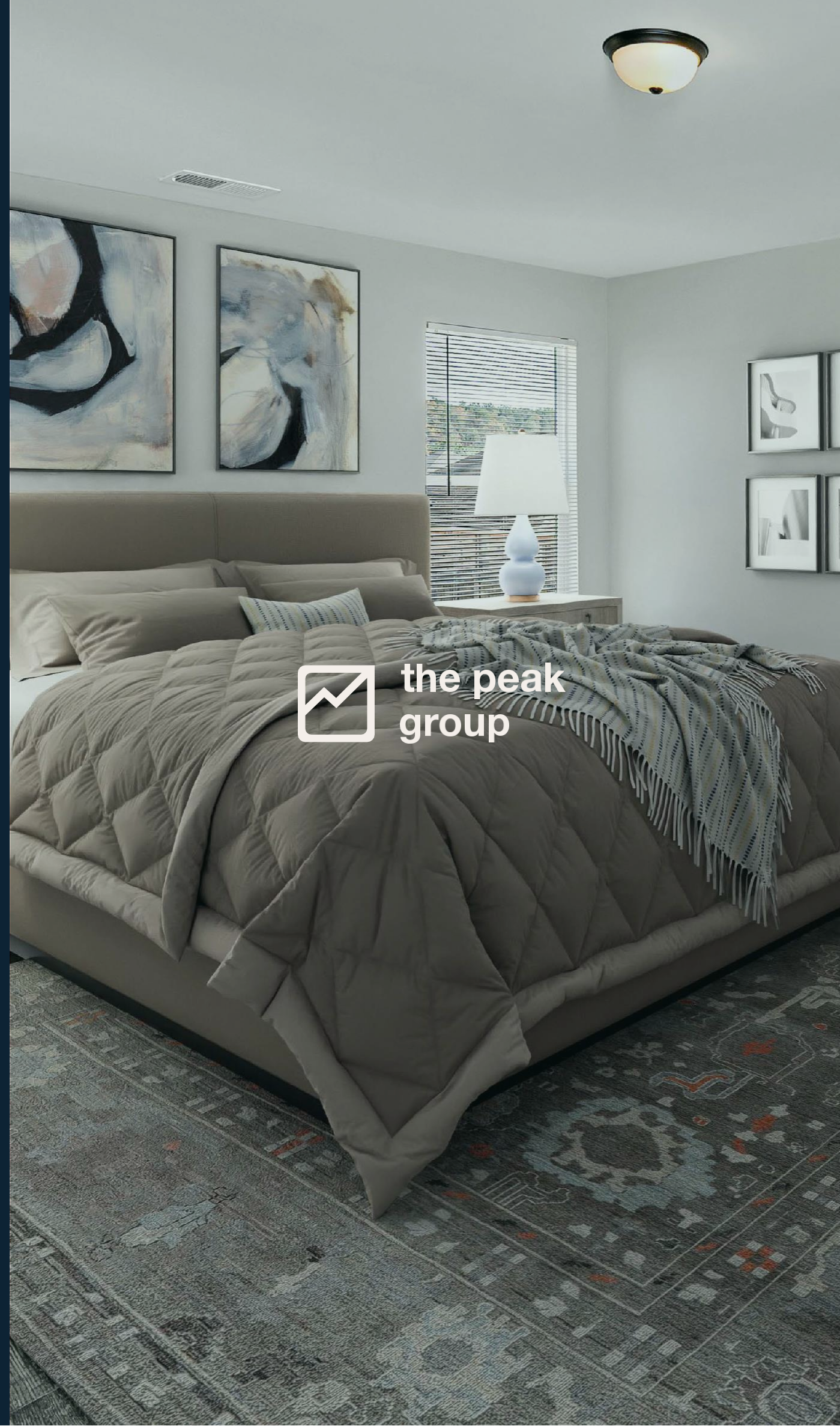
3

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*.

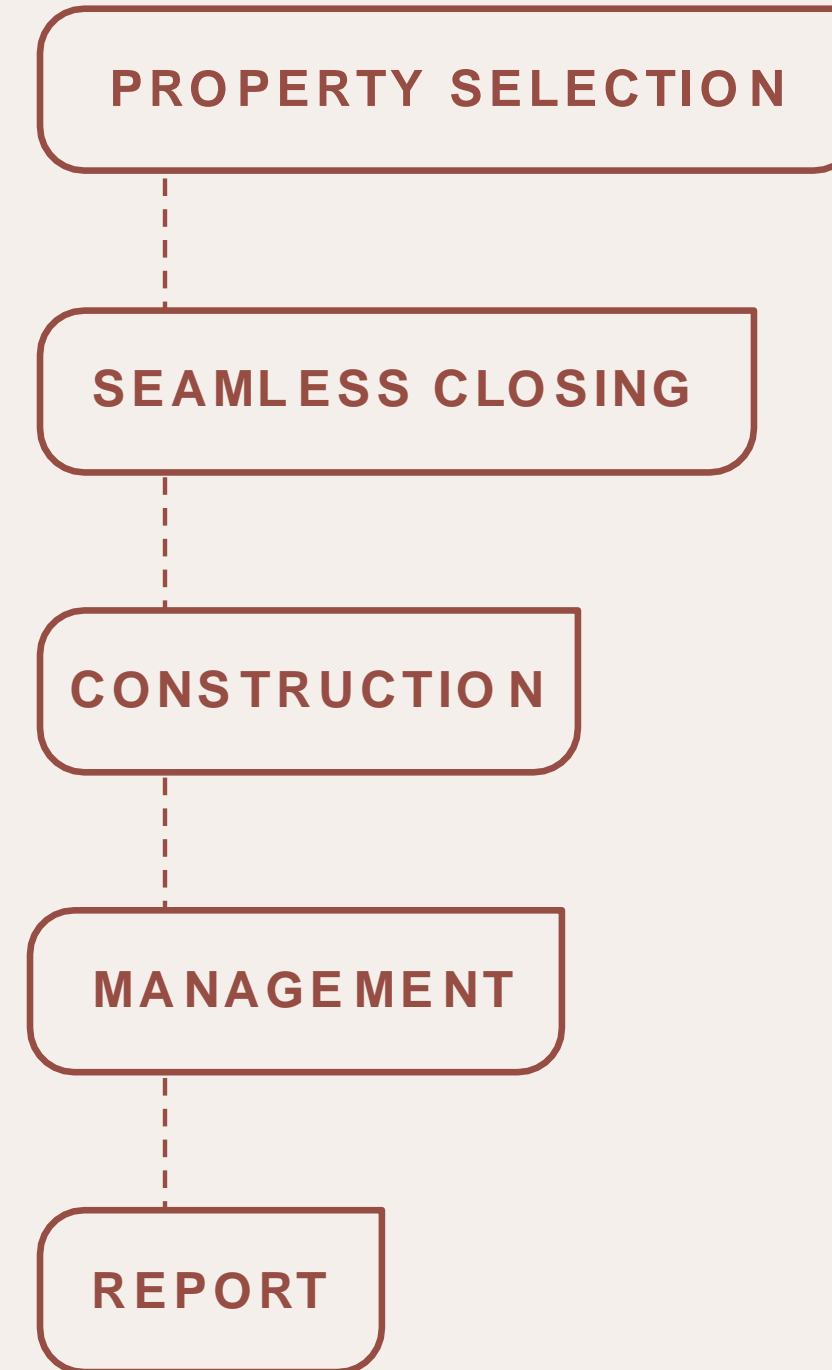


our mission

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

817-984-4281

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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