

Hockley Creek Tiny Home Communities

Private investment opportunity in shipping container tiny home rental.
Affordable housing is a generational investment opportunity.
Perfect opportunity for community investment.

- It starts with real estate located in a favorable jurisdiction. Our communities are an asset for any jurisdiction; however, it is preferred we can self govern the development except for septic permits.
- While we must comply with the jurisdictional regulations of a chosen location; excessive regulation drives up the expenses thereby reducing affordability.
- Rural unincorporated locations in the county rather than city are preferable. Accordingly, we must provide jobsite infrastructure such as roads, water, septic, electric, natural gas, foundation piers, etc.

Market Demand / Demographics

- These tiny homes are in great demand as starter or downsizing housing.
- Apartment/multifamily prices for individual “studio” homes with yards.
- Tiny homes are generally one bedroom “studio” homes.
- These tiny homes are profitable, 11.95% EBITDA ROI.
- Primary demographics are :
 1. Age > 20-Year-old
 2. Married; no children
 3. Single Adults
 4. Empty Nesters
- Strict behavioral rules must be agreed to by each tenant within the lease terms. Most important is peaceful enjoyment. Tenant agrees that management at its sole discretion has the authority to terminate any lease if the quiet enjoyment of other tenants is abridged.

Aerial Photos



Community layout is essential to individual privacy and function.

Outdoor spaces include:

- Private parking area
- Outdoor patio area
- Off leash dog yard
- As much view as possible
- Private rear yard
- Outdoor grilling area
- Optional outdoor shower



Interior Photos



Functional full size kitchen appliances; refrigerator, stove, microwave.



Full size bathroom; shower, toilet, vanity.



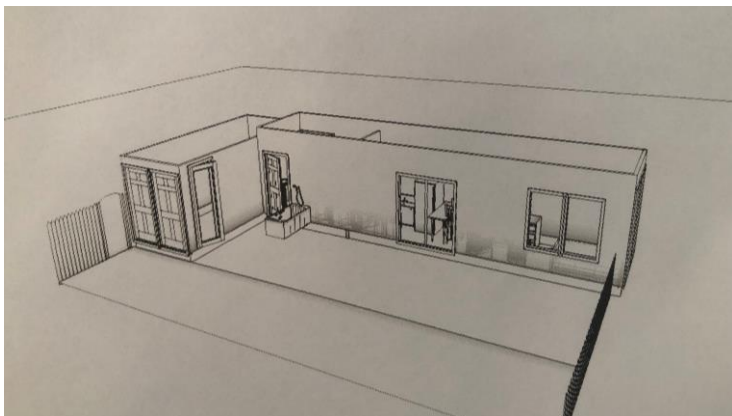
Optional outdoor shower and hot weather soaking tub is a fun amenity.



Colorful interior decorating on furnished units makes living enjoyable and a positive experience for your guests and tenants.



Exterior Photos



Floor Plans

- Tiny homes are about living spaces. Some of the essential *indoor* spaces in a home are:
- Sleeping
- Eating
- Cooking
- Bathing
- Laundry
- Closet
- We arrange these spaces into functional living quarters.



Hockley Creek Phase I

- Located just north of the DFW Metroplex on Interstate 35 in Cooke County, Texas (no city jurisdiction.)
- Hockley Creek dissects this property, and lots are located along the creek.
- Current build-out includes 13 homes. Tiny homes are being constructed in enclaves of six homes. The third phase of six homes is due to begin March 2024.
- There is a waiting list for new homes. Current tenants regularly thank the ownership for being “chosen” to live in this community.
- This development is far more peaceful than an RV park or multifamily housing.

Investment Requirements

- Tiny home communities are managed most efficiently in quantity of 100+ homes. 4 homes per acre is the average requirement.
- Each home costs \$45,000 approx. supplied Shelter Containers LLC (www.sheltercontainers.com)
- Infrastructure (roads, bridges, fences, piers, water well, septic systems, electrical distribution) development costs \$15,000 approx. per home.
- Underlying land cost is \$5,000 per home. (\$20,000/acre max cost.)
- Total cost per home per above \$65,000 all inclusive.
- Added administrative, financing, accounting, legal fees budgeted at \$500,000.
- Investment requirement per 100 homes is \$7 MM.

Return on Investment

- All in cost of \$7 MM per 100 homes development per previous page.
- Average monthly rent of each home is \$1075; \$12,900 annual.
- Average occupancy of model development has exceeded 95%.
- Budget occupancy @85% X 100 homes x \$12,900= \$1,096,500.
- Annual gross income of \$1,096,500 less operating costs of \$200,000 = \$896,500 EBITDA/ \$7 MM= 12.8%
- Underlying land appreciation is not calculated in ROI; however, these shipping container homes can be relocated if the underlying land appreciates to be redeveloped for a higher and better use.

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