BD | BEATTY DEVELOPMENT

INVESTMENT PRESENTATION

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Who We Are

Beatty Development is a new full-service real estate management and development company.

The operators offer over 25 years of cumulative experience across all areas of Entitlement, Development, Acquisitions, Dispositions, Finance, Brokerage, and Asset Management.

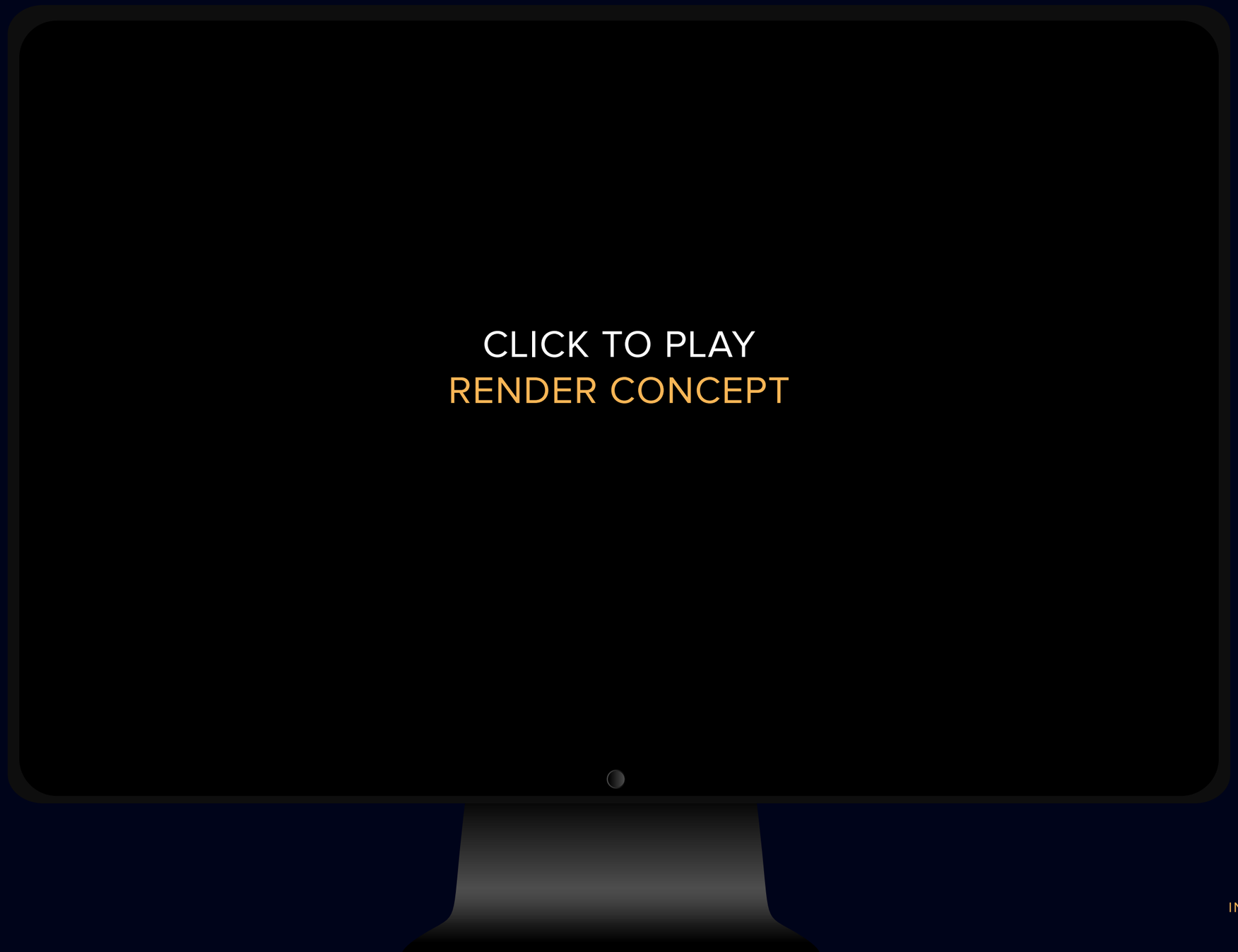
It is from this vast array of qualified skillsets that we were able to spearhead the creation of a new, highly lucrative development in Beatty, Nevada.

Our Vision

Beatty Development is governed by creative innovation and is consistently entrusted with unique opportunities that address increased market demand. Today, Beatty Development is positioned to participate in one of the most coveted projects throughout Nevada. Its experienced team and partners have designed a methodology for this unique development that is risk-averse, high-margin, and value-engineered to optimize returns for investors.

Investment Opportunity

In recent years, the Beatty district has drastically increased its corporate footprint with premier mining projects. Leaders within this niche space have undergone preliminary permitting and are projecting to deploy full conversion drilling by Q1 2025. At this stage, we have been developing housing to meet the growing demand for this execution. This transition will offer an opportunity for investors to strategically capitalize by acquiring the property assets that essential workers will contractually rent on behalf of Beatty Development.

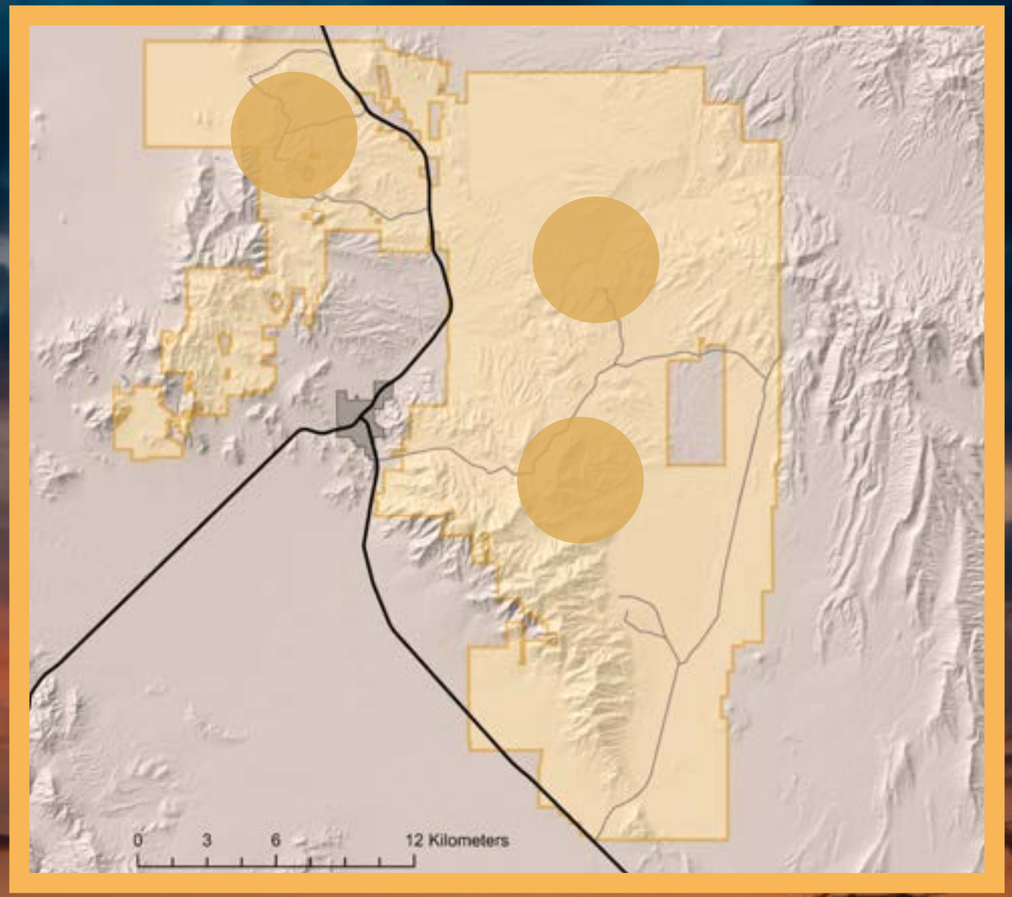

CLICK TO PLAY
RENDER CONCEPT

Opportunity Zones

Presently, there are several existing and newly implemented project sites with declared minerals throughout Beatty. The main discoveries are classified in three groups:

- **North Bullfrog**
- **Expanded Silicon**
- **Mother Lode + Sterling + Crown**

As confidence in these explorative mines escalates, increased production will dominate the territory. Beatty Development is equipped to withstand the demand from this propulsion and is strategically positioned to fulfill all housing needs.



Development Strategy

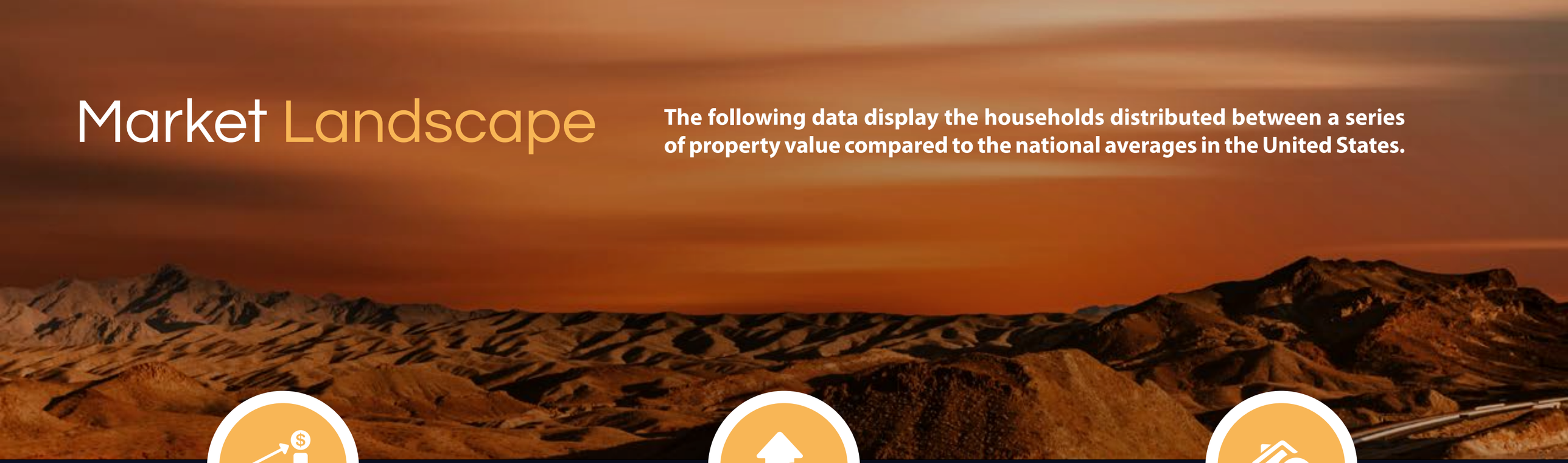
Beatty, Nevada is currently positioned with a large pipeline of available land opportunity to be allocated for development. Presently, the first lot* is near completion with the next lot becoming available as early as Q1 24.

Q4 23	First Investment Lot completion
Q1 24	Prep 2nd Lot Investment Implement rental management strategy
Q2 24	Prep 3rd/4th lot Investment Begin local commerce negotiations

* Lot is declared as 10,000 square ft or larger

Market Landscape

The following data display the households distributed between a series of property value compared to the national averages in the United States.



Between 2015 and 2021 the highest property values increased from $50,000 to $75,000

The homeownership rate in Beatty, Nevada has nearly reached the national average of 38.9%

The largest share of households have a property value in the $25k - $30k range

Growth
Economics

As Beatty continues to grow, so do the year-round organized festivities. Aside from local gatherings, the most attractive offering is its proximity to Death Valley National Park, where visitors can explore vast stretches of desert scenery at varying elevations. Many of the cities and towns within the boundary of the regional groundwater flow system are experiencing some of the fastest growth rates of any place in the United States.

DEATH VALLEY VISITORS

2022 → 1,128,862

Investment Underwriting

Opportunity to invest into a stabilized asset at a low basis as compared to other market investment opportunities. Highly capitalized fortune 500 local employers with growth initiatives in Beatty, NV will support the project and facilitate long-term rentals of the units to its employees.

Current leases have been executed on 12-month terms ($2,400/month/unit) with local employers forecasting decades of housing needs due to expansive capital projects already underway. This underwriting assumes an average of $2,000/month/unit rental rate.

- Ability to acquire a fully-stabilized, cash flowing asset which will generate near-term cash flows as well as providing for a material valuation uplift once interest rates fall and valuations achieve normalized levels.
- Opportunity for complete passive income by utilizing proven local property managers that will handle all maintenance and rental collections
- Compelling IRR of 42% assuming a 3-year hold and a conservative exit valuation at a 7.5% capitalization rate
- Complete passive income by utilizing proven local property managers that will handle all maintenance and rental collections

Investment Strategy

Purchase Price	11.0% Cap Rate	$894,545
Assumed Leverage		60%
Interest Rate		8.00%
Term (years)		15
Debt		$536,727
Equity		$357,818
Monthly Mortgage Payment		$5,129

Long Term Rental Strategy	Per Unit	# of Units	Total Monthly
Monthly Rent / Unit	$2,000	5	$10,000
Monthly Utilities / Unit	$75		($375)
Insurance			($375)
Maintenance / Repairs			($200)
Vacancy Rate	0.00%		$0
Asset Management Fees (%)	8.50%		($850)
Net Operating Income			$8,200
Mortgage Payment			($5,129)
Monthly Free Cash Flows			$3,071
Annualized Free Cash Flows			$36,849
Cash on Cash Return			10.30%

Investment Allocation

Economics of 3 Year Hold	Purchase	Year 1	Year 2	Year 3	Exit
Annual Net Operating Income Mortgage Payments		$98,400	$98,400	$98,400	
Mortgage Payment		($61,551)	($61,551)	($61,551)	
Exit Price (7.5% Rate)					$1,312,000
Less loan Payment					($473,854)
Free Cash Flow	($357,818)	$36,849	$36,849	$36,849	$838,146

Internal Rate of Return	42%

Please contact your representative for more detailed information on your potential future investment.

THANK YOU FOR YOUR CONSIDERATION

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www.beattydevelopment.co