



CONFIDENTIAL OFFERING MEMORANDUM

22-HOME SINGLE-FAMILY RENTAL PORTFOLIO

22 Newly Constructed BTR Homes in Lafayette, Tennessee

A TURNKEY PORTFOLIO OF 22 NEWLY CONSTRUCTED RENTAL HOMES

Ojas Partners is pleased to present the opportunity to acquire a newly constructed portfolio of 22 single-family rental homes in Lafayette, Tennessee. Purpose-built for long-term rental use and concentrated across two nearby neighborhoods approximately seven minutes apart, the portfolio provides immediate operating scale, efficient management and limited anticipated near-term capital requirements.

The portfolio offers investors the opportunity to acquire a turnkey residential rental portfolio without the construction risk, extended lease-up period or operational inefficiencies typically associated with assembling individual rental homes.

PROPERTY FEATURES

- 22 newly constructed single-family rental homes
- 1–3 acre lots provide ample space and privacy, offering residents a more secluded setting
- Turnkey portfolio with no anticipated deferred maintenance
- Purpose-built for long-term rental use
- Homes concentrated in two nearby neighborhoods
- Efficient leasing, management and maintenance
- Opportunity for existing ownership to manage the property
- Ownership open to JV opportunities
- Immediate scale through a single acquisition
- Brand-new interiors, appliances and building systems
- Potential individual home sale optionality



KEY METRICS

22

HOMES

\$7.9M

OFFERING PRICE

\$359K

PRICE / HOME

\$454K

PROJECTED NOI

5.75%

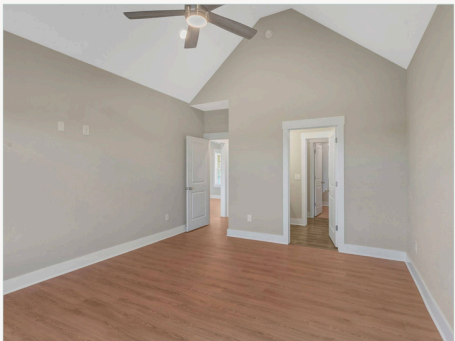
PROJECTED CAP

\$2,270

AVG. PROJ.
MONTHLY RENT

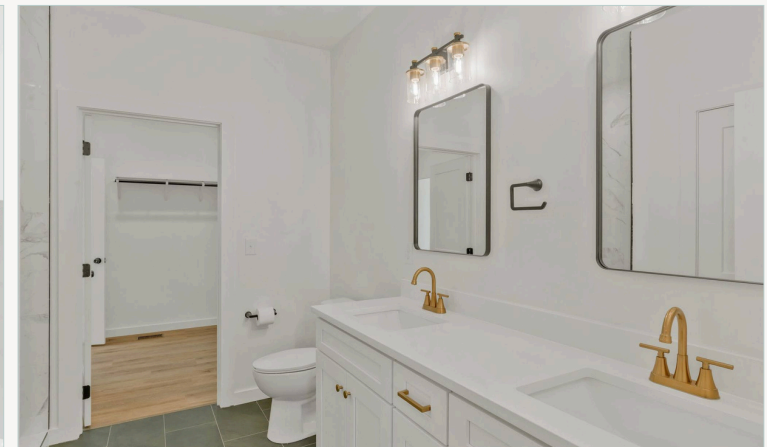
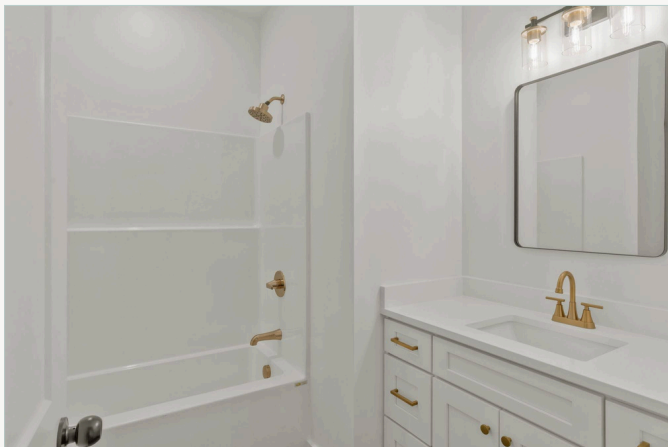
NEWLY BUILT HOMES WITH TURNKEY INTERIORS (1 of 2)

Modern finishes and new appliances and building systems minimize near-term capital needs.



NEWLY BUILT HOMES WITH TURNKEY INTERIORS (2 of 2)

Modern finishes and new appliances and building systems minimize near-term capital needs.



A HIGHLY CONCENTRATED PORTFOLIO BUILT FOR OPERATING EFFICIENCY



22-HOME PORTFOLIO RENT SCHEDULE

Current and projected rents are based on the seller's latest underwriting.

ADDRESS	SF	BEDS / BATHS	YEAR BUILT	LEASE STATUS	CURRENT / PROJECTED RENT
28 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,250
64 Amos Circle	1,452	3 / 2	2025-26	Leased	\$1,995
65 Amos Circle	1,541	3 / 2	2025-26	Vacant	\$2,325
80 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,250
88 Amos Circle	1,452	3 / 2	2025-26	Vacant	\$2,325
100 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,100
132 Amos Circle	1,452	3 / 2	2025-26	Vacant	\$2,325
174 Amos Circle	1,452	3 / 2	2025-26	Leased	\$3,500
192 Amos Circle	1,452	3 / 2	2025-26	Vacant	\$2,325
200 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,250
231 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,000
236 Amos Circle	1,452	3 / 2	2025-26	Leased	\$2,250
3424 Galen Road	739	1 / 1	2025-26	Leased	\$1,200
3376 Galen Road	1,492	3 / 2	2025-26	Leased	\$2,150
35 Coley Court	1,452	3 / 2	Under Construction	Vacant	\$2,325
149 Coley Court	1,452	3 / 2	2026	Vacant	\$2,325
171 Coley Court	1,452	3 / 2	Under Construction	Vacant	\$2,325
183 Coley Court	1,452	3 / 2	Under Construction	Vacant	\$2,325
207 Coley Court	1,452	3 / 2	2025-26	Vacant	\$2,325
211 Coley Court	1,525	3 / 2	Under Construction	Vacant	\$2,325
79 Coley Court	1,496	3 / 2	2025-26	Leased	\$2,395
121 Coley Court	1,540	3 / 2	2025-26	Leased	\$2,350
TOTAL / AVERAGE				22 HOMES	\$2,270/ MONTH

HOMES UNDER CONSTRUCTION ARE ANTICIPATED TO BE COMPLETED BY OCTOBER 2026

PROJECTED YEAR-ONE NOI OF \$454,445

The current seller underwriting indicates a ~13% IRR on the \$7.9 million offering price.

PROJECTED YEAR 1 OPERATING STATEMENT

Annual Net Rent	\$569,316
Insurance	(\$17,314)
Maintenance	(\$13,200)
Management	(\$40,363)
Property Taxes	(\$26,944)
Landscaping	(\$7,350)
Marketing and Accounting	(\$9,700)
Total Modeled Expenses	(\$114,871)

PROJECTED NOI	\$454,445
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5.75%
PROJECTED CAP RATE

\$7.9M
OFFERING PRICE

\$359K
PRICE PER HOME

76%
MODELED NOI MARGIN

INVESTMENT OUTLOOK AND EXIT OPTIONALITY

PROJECTED LEVERED RETURNS

SELLER UNDERWRITING • \$7.9 MILLION OFFERING PRICE

12.9%

LEVERED IRR

2.02x

EQUITY MULTIPLE

\$2.425M

INITIAL EQUITY

OPERATING & EXIT ASSUMPTIONS

Year 1 NOI	\$454,445
Year 6 NOI	\$565,833
Rent Growth	4.0%
Vacancy	5.0%
Year 6 Gross Sale Price	\$9.84M

LEVERED CASH FLOW SUMMARY

Years 1–5 Cash Flow	\$333,757
Year 6 Cash Flow + Sale	\$4.572M
Net Sale Proceeds	\$4.437M
Ending Loan Balance	\$5.109M

All figures are projected and subject to buyer verification.



LAFAYETTE OFFERS AN AFFORDABLE ENTRY POINT INTO MIDDLE TENNESSEE

NEW-CONSTRUCTION RENTAL HOMES WITH ACCESSIBLE PRICING, LIMITED INSTITUTIONAL COMPETITION, AND STRONG REGIONAL CONNECTIVITY.

	AFFORDABLE HOUSING ALTERNATIVE	New single-family homes at a lower basis than closer-in Nashville-area submarkets.
	LOWER ENTRY BASIS	Attractive acquisition pricing provides a more affordable path into Middle Tennessee residential rental growth.
	IMMEDIATE SCALE	Portfolio offers built-in scale without the friction of sourcing individual scattered-site homes.
	LIMITED PROFESSIONAL SFR SUPPLY	A differentiated opportunity to acquire immediate scale in a market still largely dominated by smaller owners.
	REGIONAL CONNECTIVITY	Convenient access to Lafayette employment, retail, schools and community amenities, with connectivity to the broader Middle Tennessee region.
	LONG-TERM RENTAL DEMAND	Affordable single-family rental options remain well-positioned as homeownership costs continue to pressure renter households.



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