



Investment Opportunity: Foundation Park– 181 Townhomes and 144 Condos

Overview:

Foundation Park is an exciting, **strategically designed real estate development** located in the rapidly growing area of **Elizabeth City, NC**. This project consists of **181 townhomes** and **144 condos**, blending modern architecture with community-focused amenities, and creating an ideal living environment for various buyers, including families, young professionals, and retirees.

Our objective is to provide **early-stage investors** with a rare pre-sale opportunity, allowing them to secure valuable property in this development at initial prices before land and unit values rise upon infrastructure completion. As the project advances, investors can expect **substantial returns** as **Foundation Park** establishes itself as a vibrant, desirable community.

Why Foundation Park?

The demand for affordable yet modern housing in Elizabeth City has steadily increased, and **Foundation Park** is perfectly positioned to meet this need. With **high-quality construction** and a **prime location** near local amenities, this project offers buyers both short-term financial gains and long-term appreciation. In addition to the townhomes and condos, the development will include a wide array of **lifestyle-enhancing amenities**, such as a **clubhouse, swimming pool, basketball court, soccer field, and dog park**, all designed to enhance the community experience and drive demand for units.

Investors have a unique opportunity to enter this project at the ground level, securing **pre-sale pricing** and benefiting from future increases in property value once the infrastructure is in place.

Key Details for Investors

The **pre-sale investment structure** for **Foundation Park** is designed to maximize investor returns and secure early participation in this growing market.

Townhome Pricing Structure:

- **The first 20 lots** are priced at **\$25,000 per lot** (with a **minimum purchase of 2 lots**).
- After the first 20 lots are sold, the price per lot will increase to **\$30,000**.
- Once the infrastructure is complete, it is projected that the lot prices could rise to **\$45,000** or more, offering substantial appreciation for early investors.

Condo Pricing Structure:

- **First and second-floor units** are priced at **\$50,000 per unit**.
- **Third-floor units** are priced at **\$75,000 per unit**.
- After the first 24 condos are sold, prices will increase:
 - **\$55,000** for the first and second floors.
 - **\$80,000** for the third floor.

This tiered pricing structure provides an excellent opportunity for investors to **secure properties at lower rates**, maximizing their future returns as property prices rise during the later phases of development.

Project Scope and Development Plan

Townhomes:

The **181 townhomes** planned for **Foundation Park** will cater to the growing demand for **affordable mid-market homes**. These townhomes will offer **modern designs** with a **20 ft x 36 ft footprint** (720 sq ft per unit), making them attractive for buyers looking for efficient, well-priced homes with access to premium amenities.

- **Target Buyers:** Families, professionals, and retirees looking for affordable housing solutions with lifestyle amenities.
- **Resale Potential:** Due to increasing demand for mid-market homes, early investors stand to see **significant appreciation** as infrastructure progresses and the community grows in popularity.

Condos:

The **144 condos** will provide a blend of **modern, spacious living** with affordability. These units are designed with **professionals, downsizing families, and young couples** in mind, offering a

lower maintenance alternative to the townhomes.

- **Floor Plans:** Units will vary across three floors, with more spacious third-floor units offering **panoramic views**.
- **Pricing Tiers:** The tiered pricing system gives investors and buyers early opportunities to secure lower-priced units before later stages of development drive prices higher.

Amenities:

Foundation Park will feature **community-oriented amenities**, including:

- A **5,000 sq ft clubhouse** for social gatherings and events.
- A **large swimming pool** provides residents a perfect place to relax and exercise.
- **Basketball court** and **soccer field**, appealing to families and individuals who enjoy active lifestyles.
- A **dog park** enhances the appeal for pet owners.
- **Well-maintained green spaces** and walking trails, encourage community interaction and outdoor activities.

These amenities will not only attract a wide range of buyers but also help increase **property value** and create a strong sense of community.

Use of Funds:

Funds raised in the initial investment phase, totaling **\$800,000 to \$1,000,000**, will be allocated towards critical early-stage tasks essential for the success of **Foundation Park**, including:

- **Land Acquisition:** Securing the 957 Body Road property, which will serve as the foundation for the entire development.
- **Preliminary and Final Surveying:** Ensuring that the land is properly surveyed and subdivided for the construction of townhomes, condos, and amenities.
- **Infrastructure Development:** Building essential infrastructure such as roads, utility lines, sewage systems, and green spaces.

After the initial development and surveying phases are completed, the project will move into the **physical build-out** of the townhomes and condos, unlocking significant value for both investors and future homeowners.

Investor Benefits

1. Substantial Financial Returns:

Investors can expect several avenues for profit:

- **Lot Appreciation:** Early lot buyers can benefit from projected increases in value from **\$25,000 to \$45,000** once the infrastructure is in place, offering a potential **80% return**.
- **Condo Appreciation:** Similar appreciation is projected for condo units, with prices rising from **\$50,000 to \$ 80,000** for later stages.
- **Per Townhome Build-Out Profit:** Upon completion and sale, investors may earn **\$20,000 to \$30,000** per townhome.

2. Early Pricing and Deed Ownership:

By investing in the pre-sale phase, investors lock in **lower pricing** and will receive **deed ownership** upon completion of the infrastructure and official subdivision of plots.

3. Limited-Time Pricing Advantage:

The initial pricing is available for the **first 20 days** of pre-sales, after which the prices for both townhomes and condos will increase, further enhancing early investment returns.

Security and Legal Structure

1. Escrow and Legal Protections:

All investor funds will be securely held in **escrow**, ensuring transparency and safeguarding the capital until the project reaches its critical milestones. A dedicated legal team will manage all contracts and agreements, ensuring full compliance and protection for investors.

2. Conversion to Hard Assets:

Investments in **Foundation Park** will convert into **hard assets** (townhome lots and condo units) as the development progresses. Investors will receive deeds for the specific plots or units they invest in, ensuring their participation is secured by tangible property.

A Rare Opportunity for Substantial Gains:

Camelot Village represents a **unique investment opportunity** for those looking to be involved in the **early stages of a large-scale real estate development**. With **tiered pricing, strong demand** for modern housing in Elizabeth City, and **built-in lifestyle amenities**, Foundation Park is poised for significant success.

Early investors benefit from **limited-time pricing**, projected **property appreciation**, and a **structured investment** that provides both short-term returns and long-term growth potential. The **combination of townhomes and condos**, along with the **community-focused amenities**, ensures that this development will be a desirable location for years to come.

Contact Us:

For more information and to secure your place in this exciting development, please contact **Foundation Park** today. We are eager to assist you in **becoming part of this transformative project** and ensuring your investment is positioned for success.