

# CAMELOT INVESTMENT GROUP



## 312 Townhomes Development Project Plan

### Project Overview

The 312 Townhomes Development project offers a unique investment opportunity in a high-growth area featuring modern residential units and community amenities. This venture is designed to meet the increasing demand for high-quality, affordable housing and provides a lifestyle that appeals to a broad demographic, including young families, professionals, and retirees.

### Stakeholders

- **TRG Camelot Residential Property Investment:** Project developers and primary stakeholders.
- **Investors:** Financial backers seeking short-term returns and long-term rental income potential.
- **Local Government:** Authorities providing necessary approvals and infrastructure support.
- **Community Members:** Future residents including families, professionals, and retirees.
- **Construction Teams:** Contractors responsible for building the townhomes and amenities.

### Key Metrics

- **Number of Units:** 312 townhomes
- **Unit Size:** 20x36 feet per townhome
- **Community Amenities:**
  - 5,000 sq. ft. clubhouse
  - Pool
  - Basketball court
  - Full-size soccer field
  - Dog park
- **Sales and Rental Income:** Revenue from unit sales and long-term rental yields
- **Occupancy Rate:** Targeting high occupancy rates similar to comparable projects
- **Return on Investment:** Favorable ROI through both cash flow from sales and capital appreciation

### Timelines

- **Planning and Approval:** Q1 - Q2 2023

- **Construction Start:** Q3 2023
- **Phase 1 Completion:** Q3 2024 (includes first 100 townhomes and key amenities)
- **Final Completion:** Q4 2025 (all 312 townhomes and remaining amenities)
- **Sales and Leasing:** Concurrent with phase completions, starting Q3 2024

## Conclusion

The 312 Townhomes Development project is a prime investment opportunity designed to meet the rising demand for modern, affordable housing. With strategic location, efficient design, and premium amenities, this development is poised to attract and retain residents, ensuring substantial returns for investors. Join us in creating a vibrant community and securing impressive financial returns.