



Investment Opportunity: Westdale Grove in Chattanooga

Lucrative real estate investment in Chattanooga's growing market.

79% ROI projected, solving housing shortage in opportunity zone.



POST **PRO** GROUP

**BUYING BACK
CHATTANOOGA**



CEO / REAL ESTATE DEVELOPER

**RASHAD
JONES-
JENNINGS**

postprocapital.com

“Transitioning from the world of professional basketball, my mission now is dedicated towards creating ATTAINABLE housing solutions through the development of luxury tiny home communities.”

In 2015 when CEO Rashad Jones-Jennings retired from playing professional basketball. After 8 years on the hardwood it was time to hang up the jersey & sneakers and transition into the business world. Thinking ahead of the curve, Rashad obtained his real estate license while still actively playing which made for a smooth transition. Fast forward a few years later Post Pro Group transformed into a tiny home development company set to build over 100 homes in Chattanooga, Tennessee.

Being nominated for BEC award has reminded Rashad why he wants to help develop the community he was raised in.

“Make it out. Double back” has been his main focus and drive for the business he is building. With his newest project on its way, Valentina Estates, he is looking to provide Chattanooga with a new way of living, luxurious and attainable.

Three Things to Love

1

Prime Location

10 minutes from airport, 15 from downtown Chattanooga. Right next door to phase one, the micro homes project.

2

High ROI

Projected 79% return on investment. Strong opportunity for substantial growth and returns over the investment period.

3

Housing Solution

Addressing 5,000 unit shortage in opportunity zone.

We're providing much-needed housing with a focus on mixed-income communities.

The project is located in an opportunity zone, creating both housing solutions and investment incentives.



Why Chattanooga?

Growth

Rising population, strong job market, low unemployment.

Advanced Manufacturing & Automotive Hub: Strong regional growth surpassing national averages

Workforce Development: \$2.8M allocated for expanding workforce opportunities

Infrastructure

Improved transport, tech hubs, affordable living costs.

Airport Expansion: \$28M upgrade enhances logistics and accessibility

Road & Bridge Upgrades: \$19.9M allocated to key infrastructure projects

Investment Appeal

Revitalization focus, increasing property values.

Real Estate Boom: 46,000 new housing units planned by 2044

Relocation Appeal: Recognized for affordability and vibrant lifestyle, attracting new residents

Westdale Grove - Deal Overview

1

Location

Next to phase one micro homes project.

2

Project Scope

Total cost - \$23M , Expected Returns -\$6.3M Gross, 70units - ROI - 79%

3

Timeline

From groundbreaking to completion.

4

Investment

Opportunities and funding requirements.

Financial Overview & Projections

Purchase Price - \$615,000	Total Project Costs - \$17,121,781
Gross Revenue - \$6,398,218	Total Sales \$23,520,000
ROI - 79%	Equity Split - 40% GP 60% LP
Investor Payouts - \$2,559,287	Timeline - 24 Months



Why This Deal?



Strong Demand

High housing need in Chattanooga.



Appreciation Potential

Strong growth expected over 5-10 years.



Experienced Team

Track record of successful similar developments.



Early Market Entry

Invest before market saturation.



Investor Benefits

Preferred Return

20% for early investors.

Long-Term Wealth

Build wealth through real estate.

Tax Benefits

1031 exchanges, depreciation opportunities.

Equity Stake

Participate in project upside.



Next Steps: How to Invest

1

Commit

Use portal to sign up.

2

Fund

Minimum investment, timelines for funding.

3

Legal

Complete necessary documents.

4

Engage

Ask questions, get excited!



Cash Flow
PORTAL