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## **THE HAVEN by MOUNTAIN LAKE ESCAPES**

A Real Estate Development Opportunity in the Great Smoky Mountains of Tennessee

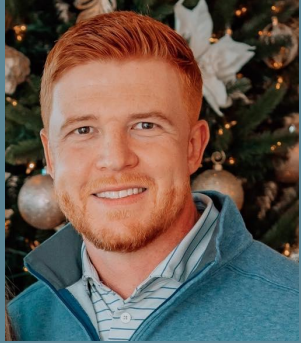
# EXECUTIVE SUMMARY

- **Mountain Lake Escapes** is proud to present “**The Haven**” a mix of large mountain cabins and a highly sought after lakefront RV Resort in the Great Smoky Mountains. All three distinct destinations offer unique amenities, facilities for events, and incredible excursions all connected via ground, air, or by boat.
- **Haven Mountain** is comprised of 112 exclusive mountain view lots, perfect for rental cabins located in the beautiful Sevierville, TN. With access to a sewer system that allows for unlimited bedroom plans, this development will be one of a kind. It will feature a premier event facility, scenic trails, and fishing in the beautiful ponds.
- **Haven by the Lake** will be developed in one of the last large tracts of lakefront property on Douglas Lake. As one of the largest RV destinations in the US, with most resorts having a backlog of one year, this resort will offer visitors a unique experience with water sports and easy access to the Smoky Mountain National Park.
- **Haven in the Valley** is comprised of 75 large lots located in the highly sought after Wears Valley community of Sevierville, TN. Featuring panoramic views and only 15 minutes from Pigeon Forge and Gatlinburg, this community will feature an event center and pool.
- **Haven Properties** are all connected by bus, helicopter, and by boat so that guests can enjoy the amenities that each property has to offer, regardless of the Haven property that they are staying.



# The Principles

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## Tim Roach, Sponsor

- Out of college, worked for 21st Mortgage in Knoxville, TN for 15 years, beginning in the servicing department, collecting delinquent mortgage payments and working his way up to Floor Supervisor in the Credit Department, overseeing over \$700M in loan originations annually
- Tim founded Trademark Properties, LLC in 2018, with the acquisition of mobile home parks totalling 100 units spread out over 3 parks in East Tennessee
- Additionally he founded Blackstone Properties, LLC in 2018, having since acquired 22 short term rental units in Sevier County, TN which gross \$1M+ annually
- Personal real estate portfolio is valued in excess of \$18M, which includes short term rentals, single family, multi-family, commercial, and land.
- Tim co-owns DreamStay, an AirBnB co-hosting company overseeing 65+ short term rentals in the Smoky Mountains of TN.
- Tim co-owned Mills Park, LLC which acquired and permitted 112 PUD units in Gatlinburg, ultimately selling the development prior to construction in early 2022 for \$1M+ profit.
- Tim holds a Bachelor's degree from Johnson University in Knoxville, TN
- Tim is the Finance Committee chair at Summit Church in Pigeon Forge, TN.

# The Principles

## **Michael Walston, Excavation/Infrastructure**



- 20 years of experience & well-known in the construction industry for his expertise, ingenuity, and specialized skill-set in the field of excavation
- The Extreme Team is the trusted choice for residential, industrial and high profile commercial projects and has been honored to work with countless clients, including Hickory Construction, Blackberry Mountain and the Gatlinburg SkyLift Park
- In 2018, Michael was asked to work with Caterpillar Industries engineering teams on the next generation of equipment they were planning to produce. He played an integral part in the design of the new CAT 306 and 309 Hydraulic Excavators

# Builder - Goose Gap Ridge

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**Jeff Harris, Builder**

- Started Mountain Cabin and Home Builders in 2002.
- Developed 30 acres of raw land into a cabin community with 26 lots. Installed city water, cable, county paved roads, putt-putt course, and play area. Built cabins ranging from 1 bedroom to 5 bedrooms.
- Developed 80 acres of raw land to be a cabin community. Installed city water, cable and county roads. Currently finishing the build out in the subdivision. Cabins range from 4 bedroom to 20 bedroom.
- Remodeled over 50 homes in the area.
- Built over 100 cabins and homes.

## Education

- Stetson University; B.B.A. in Finance, 1998
- State of TN Builders License, 2006
- TN Erosion Certification, 2007
- Certified for Weatherization services by federal and state government agencies, 2010



## THE MARKET - THE BEST IN THE COUNTRY

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- **Centrally Located:** Within 8 hour drive of 75% of the US population with over 20M people visiting Sevier Co annually.
- **Economical Escape:** Considered a safe, affordable family vacation, typically impacted less by slower economy
- **Wedded Bliss:** The 2<sup>nd</sup> most popular location to get married in the US (after Las Vegas)
- **Attractions:** GSMNP, Dollywood, Splash Country, Ober Gatlinburg, Soaky Mountain Water Park, The Island in Pigeon Forge, Ripley's Aquarium, Smokies Baseball Stadium and more!
- **Best Places to Invest:** According to a recent analysis conducted by the short-term rental analytics website, AirDNA, Gatlinburg and Sevierville are two of the best places to invest in vacation rentals in 2021.
- **Continued Developments:** The 407: Gateway to Adventure is a massive development which will include the world's largest Buc-ee's plus other retail & restaurants. Skyland Ranch across from Tanger Outlets.