



BUILDING LUXURY

CREATING EQUITY

5107 East Riverside, Austin

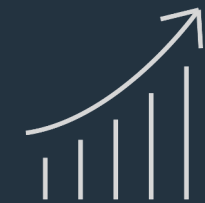
Investment Highlights

Ashton Gray Investment brings to you one of a kind opportunity to invest in 5107 E Riverside, a 2.6 acre land parcel in one of the fastest growing micro markets in Austin, Texas.

With limited availability of raw land, single-family housing within this corridor, extensive connectivity of this project and high yield, the asset makes for a **sound investment opportunity**.



10% Cash Yield (Fixed 2.5% Paid every quarter)



18% Targeted IRR (8% Annualized equity premium at the time of exit)



44 Single family residences being developed on a 2.6 acre land parcel (All 44 units have been pre-sold to buyers with executed contracts)



18 Months target exit



Idyllic location

Located in the capital of Texas, this is an idyllic location that provides easy access to Downtown Austin, University of Texas Campus, Roy G. Guerrero Park and the Austin-Bergstrom International Airport.

5107 EAST RIVERSIDE

DOWNTOWN AUSTIN
105K employees
10 minute drive

UoT AUSTIN
51K students
10 minute drive

HIKE & BIKE TRAIL
10 mile riverside trail
5 minute drive

ORACLE
10K future employees
4 minute drive

MUELLER REDEVELOPMENT
Mixed-use development
12 minute drive

ROY G. GUERRERO PARK
400-acre metro park
5 minute drive

PROJECT CATALYST
Future 97-acre mixed-use
3 minute drive

**AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT**
6 minute drive

LOCATION OVERVIEW

Tesla Gigafactory

Located within 10 miles of 5107 E Riverside, Gigafactory Texas is a 2500 acre automotive manufacturing facility built by Tesla. The 2500 acre site includes over 10 million square feet of factory floor and also serves as the company's new global headquarters

The Waterfront, Oracle

Phase-I of Oracle's new \$200 million cloud campus, The Waterfront, is a 5,60,000 Square feet Grade-A office complex currently home to 3000 employees with room for up to 10,000 employees at full build out

Project Catalyst

Close proximity to Project Catalyst (97 acres) which will redevelop the area into a mixed-use destination with 4 million square feet of office space, 4,35,000 square feet of retail space and 600 hotel rooms

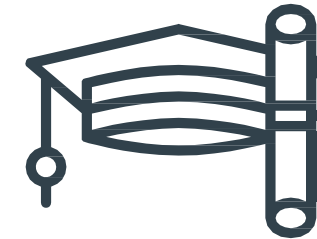


AREA DEMOGRAPHICS

MILLENNIAL SPOTLIGHT

The city of Austin has seen a surge in millennial population growth. According to Witten Advisors, Austin boasts an above-average millennial concentration of **33 percent**. This generation is now the largest, most-educated group of workers in America, expected to represent nearly 75 percent of the workforce by 2030.

WITHIN ONE MILE OF THE
SITE, MILLENNIALS MAKE UP
37.2% OF THE
POPULATION



37.8%

OF POPULATION HAS
A COLLEGE DEGREE



26.9

MEDIAN AGE



22%

POPULATION GROWTH
SINCE 2010



\$238,419

MEDIAN HOME VALUE

Within a one-mile radius of the site (U.S. Census Bureau)

AUSTIN- In The News

yahoo!finance

The hottest housing market of 2021

BOOMTOWN

Austin is the city in Texas with the most million-dollar homes

BOOMTOWN

Austin-Round Rock housing market reaches record median price, just below \$500,000

Tesla officially opens Texas Gigafactory

CEO Elon Musk said at a grand opening 'Cyber Rodeo' it was a new phase for the company's future

AG
ASHTON GRAY



Ownership Structure



Who, What & How?

Any Indian citizen/NRI/PIO/LLP/Pvt Ltd/HUF can invest

Just make sure to **comply with regulations** before we proceed.

Minimum investment as per lowest unit cost of the property

Invest in the largest real estate market with a **minimum investment of 10 Lakhs**

Investment through SPV structure

Investments made in the USA through Ashton Gray Investments come under the purview of the **US Securities and Exchange Commission**.



Financial Analysis



Sources & Uses

| | % | TOTAL |
|--------------------------|------|--------------|
| SOURCES | | |
| Debt Funding | 77% | \$10,347,755 |
| LP Equity Funding | 22% | \$2,941,781 |
| Sponsor Funding | 1% | \$160,000 |
| TOTAL SOURCES | 99% | \$13,449,536 |
| USES | | |
| Land Costs | 28% | \$3,780,000 |
| Hard Costs | 59% | \$7,920,000 |
| Soft Costs & Carry Costs | 12% | \$1,589,536 |
| Working Capital | 1% | \$160,000 |
| TOTAL USES | 100% | \$13,449,536 |



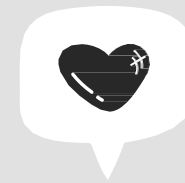
How it Works?



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Asset listing



Expression of
interest by investor



Token payment



Asset fully
subscribed



Payment
completion



Investor made
shareholder in
SPV



Investor starts
receiving fixed
returns



Sale/assured
equity buy back
at a premium

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