



ASHTON GRAY

INVESTMENT DECK

LANDING MEADOWS

NEW CANEY, HOUSTON



INVESTMENT HIGHLIGHTS

Ashton Gray Investments brings to you a one of a kind opportunity to invest in Landing Meadows - Phase-II of a residential development on 50 acres with 230 residential lots in New Caney (Houston, Texas).

With huge demand from regional and nationalised developers for finished lots, Phase-II has already been pre-sold with executed contract to Meritage Homes- NYSE-listed developer. Phase-I of the project is nearing completion and all finished lots have been completely sold out to First America Homes & K Hovnanian. 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)



230 LOTS BEING DEVELOPED ON 50 ACRES OF MASTERPLAN DEVELOPMENT. ENTIRE PHASE-II IS PRE-SOLD TO MERITAGE HOMES



18 MONTHS TARGET EXIT


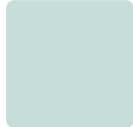




STELLAR LOCATION



LOCATION OVERVIEW



-  LOCATED JUST OFF GENE CAMPBELL ROAD IN NEW CANEY, HOUSTON
-  THIS COMMUNITY OFFERS EASY ACCESS TO I-69, THE GRAND PARKWAY, AND NEARBY SHOPPING AND DINING
-  BUSH INTERCONTINENTAL AIRPORT ONLY 15 MILES AWAY
-  EASY ACCESS TO NATURE TRAILS, RECREATIONAL SPOTS AND DOWNTOWN HOUSTON

LANDING MEADOWS

Residential development project planned in 2 phases
Total 115 acres with 570 lots



PHASE - I

65 Acres, Total 340 lots
Entire Phase 1 developed and delivered to **First America Homes** and **K Hovnanian Homes**



PHASE - II
CURRENT OPPORTUNITY

50 Acres, Total 230 lots
Entire Phase 2 Pre-sold to **Meritage Homes** (NYSE-listed developer)

LANDING MEADOWS



MERITAGE HOMES

NYSE-listed Real estate developer

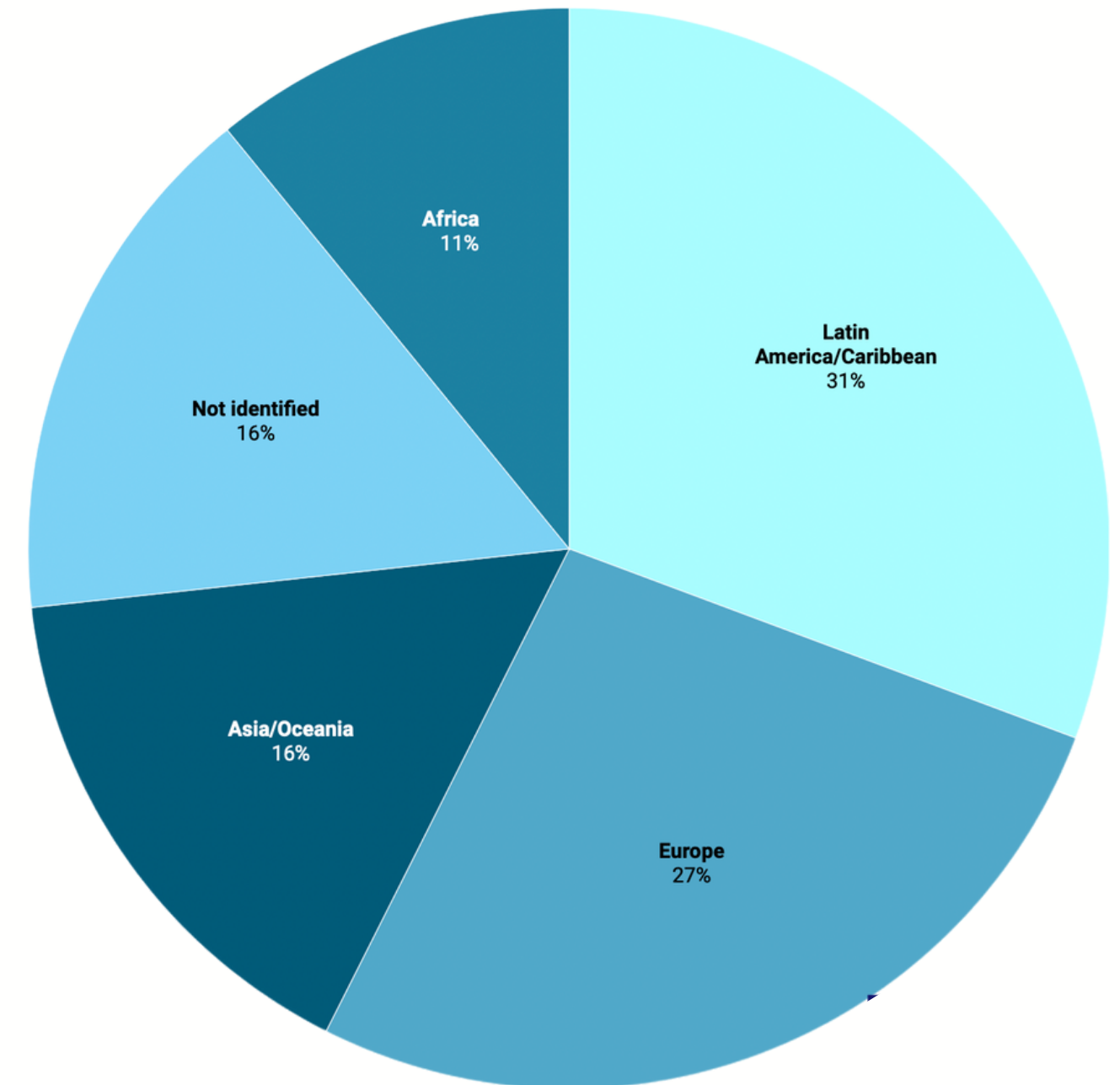
- Primarily builds single-family and active adult housing communities across the western, southern, and southeastern parts of the United States.
- Homebuilding presence in over 25 metro markets and has expanded its presence in Texas, Florida, Georgia, and the Carolinas.
- Industry's leading energy-efficient homebuilders.
- Meritage completes approximately 6,000 home orders annually





KNOW THE MICROMARKET - TEXAS

Where Texas buyers are coming from



International buyers in U.S. residential properties up 8.5% from the previous year FY'21

Texas was the **third most popular destination** for foreign buyers in the U.S., representing 8% of their purchases

The median home sale price among international buyers was up 17.7% from the year prior

OWNERSHIP STRUCTURE

INVESTMENT CAPITAL



INDIAN INVESTOR



INDIAN SPV



U.S. PROJECT

CAPITAL RETURN



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.

HOW IT WORKS?



ASSET LISTING



KYC VERIFICATION



EXPRESSION OF INTEREST BY INVESTOR



PAYMENT COMPLETION



SIGNING OF INVESTOR AGREEMENT



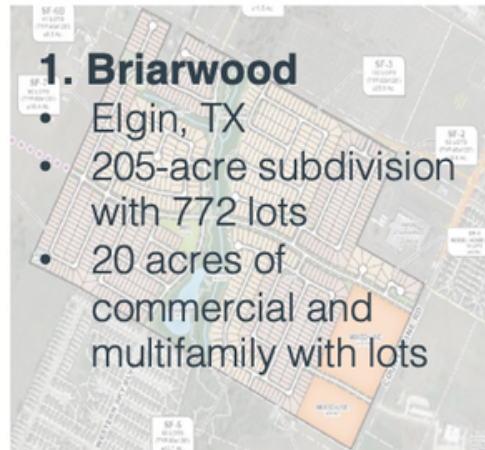
ASSET FULLY FUNDED



SIGNING OF LLP AGREEMENT

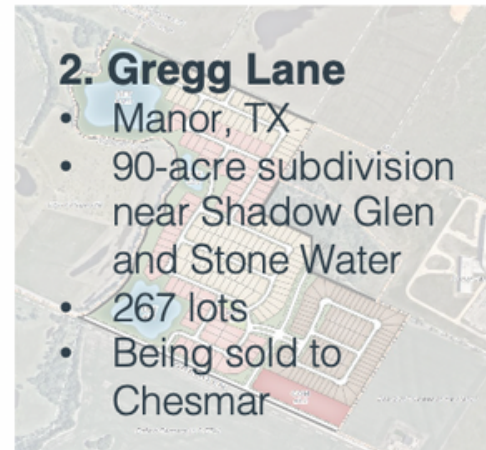
SOME OF OUR PROJECTS

LAND & MIXED-USE DEVELOPMENT



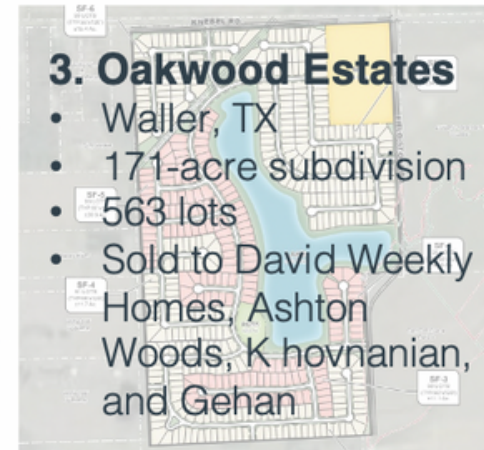
1. Briarwood

- Elgin, TX
- 205-acre subdivision with 772 lots
- 20 acres of commercial and multifamily with lots



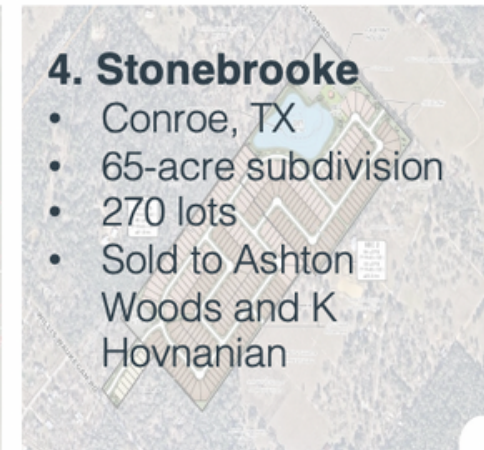
2. Gregg Lane

- Manor, TX
- 90-acre subdivision near Shadow Glen and Stone Water
- 267 lots
- Being sold to Chesmar



3. Oakwood Estates

- Waller, TX
- 171-acre subdivision
- 563 lots
- Sold to David Weekly Homes, Ashton Woods, K hovnanian, and Gehan



4. Stonebrooke

- Conroe, TX
- 65-acre subdivision
- 270 lots
- Sold to Ashton Woods and K Hovnanian



5. The Landing

- New Caney, TX
- 115-acre subdivision
- 570 lots
- Sold to Meritage, K Hovnanian, and First America



6. Limmer Loop

- 114 acre Mixed-Use Development
- 160 Single Family Homes & 120 Townhomes
- Multifamily Site and 16 acres of Commercial

RESIDENTIAL & SENIOR LIVING DEVELOPMENT




1. Riverside

- Austin, TX
- 44-unit residential condo development



2. 1010 E 7th

- Austin, TX
- Multifamily & Retail/Office Development



3. North Bluff

- Austin, TX
- 35-unit residential condo development



4. Springwood

- Richmond, TX
- 136-unit senior housing multifamily development



5. Taj Residences

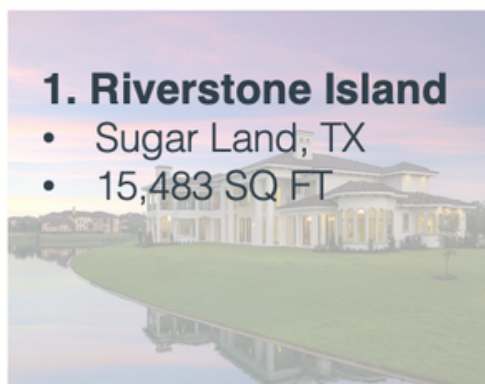
- Richmond, TX
- Located on 10 acres in Aliana, a senior living community
- 68 single family homes and a clubhouse



6. Oakmont

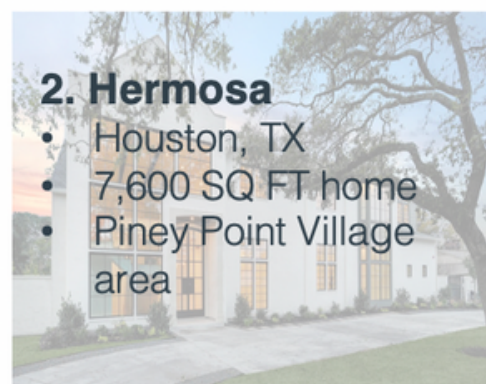
- Houston, TX
- Near Garden Oaks neighborhood of Houston
- 15 single family homes

LUXURY SPEC EXPERIENCE



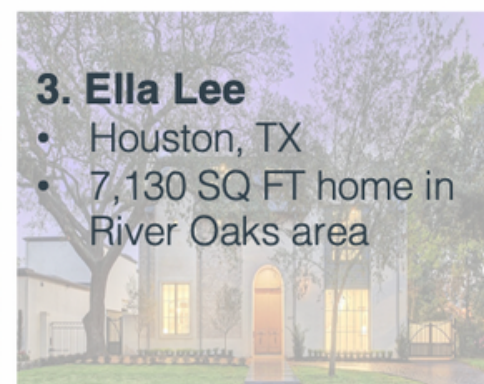
1. Riverstone Island

- Sugar Land, TX
- 15,483 SQ FT



2. Hermosa

- Houston, TX
- 7,600 SQ FT home
- Piney Point Village area




3. Ella Lee

- Houston, TX
- 7,130 SQ FT home in River Oaks area




4. Locke Lane

- Houston, TX
- 5,583 SQ FT home
- River Oaks area



5. Tilbury

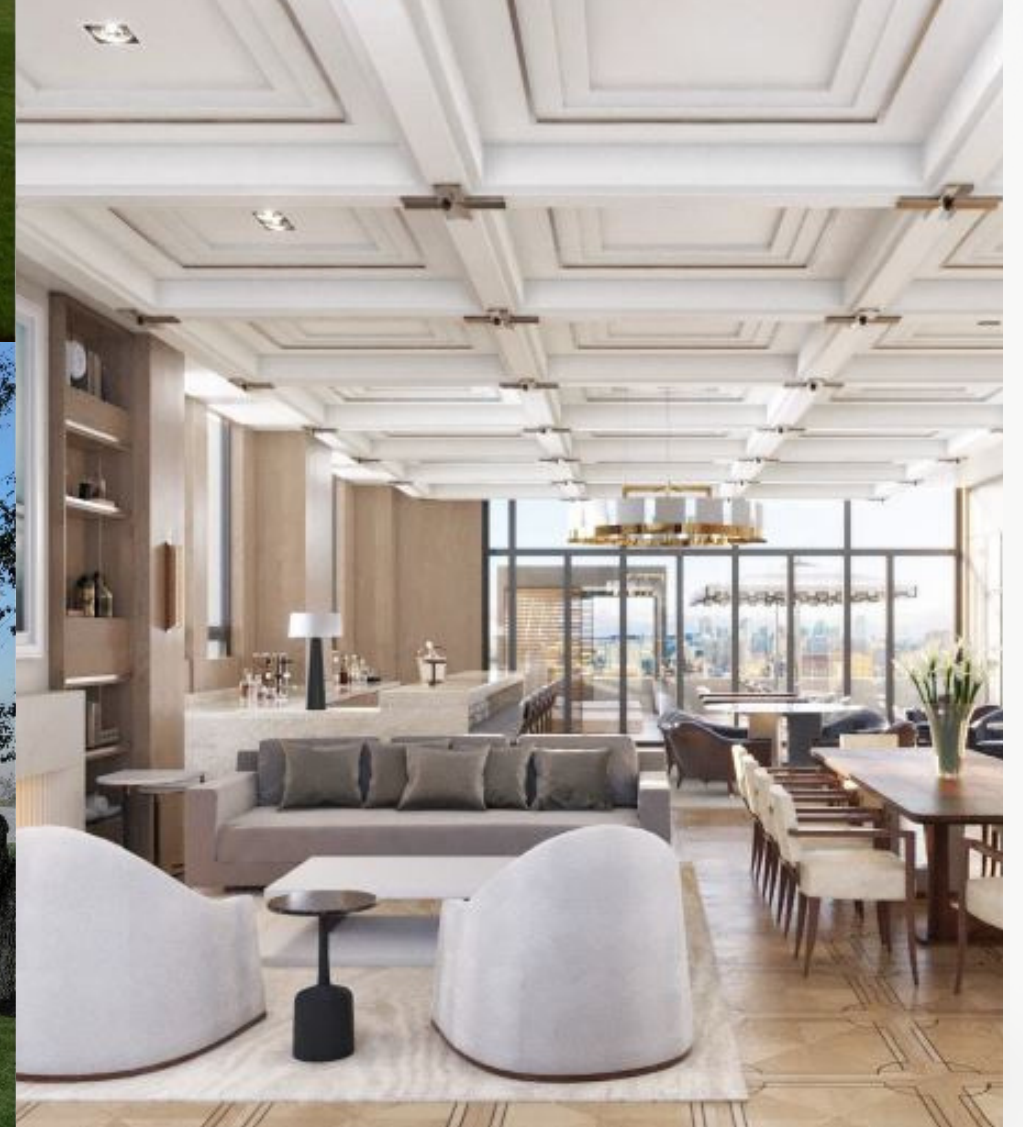
- Houston, TX
- 6,488 SQ FT home
- Tanglewood area



6. Westchester

- Houston, TX
- 5,015 SF SQ FT home
- West University area

PROJECT GALLERY



PROJECT GALLERY



CONTACT US



+91 97519 55555



info@ashtongray.in



India

1130, 11th Floor, Peninsula
Business Park, Lower Parel,
Mumbai- 400013

90/1B, 2nd Floor,
Race Course, Coimbatore-
641 018

U.S.A.

101 Parklane Blvd, Suite 102,
Sugar Land, Texas- 77478



www.ashtongray.in
www.ashtongraydev.com