



**Ashton Gray's New  
Investment Opportunity in  
Elgin, Texas**

# Elgin, Texas



# Investment **Highlights**

- Presenting Ashton Gray's latest expansive land development endeavour – Elgin.
- Encompassing **104 acres**, Elgin features **305 lots** with a **30-foot width** and **305 lots** with a **40-foot width**, totalling **610 lots** perfectly tailored for single-family development.
- We have signed an LOI with **D.R. Horton**, America's No.1 homebuilder, ensuring excellence.

Elgin has the potential for long-term appreciation and return on investment due to its strategic location near Austin – a place ranked as the **No.1 city to live** in the country for 3 consecutive years.

Total Area

**104 Acres (610 Lots)**

Targeted IRR

**20% - 23% p.a**

Minimum Investment

**25 Lakhs**

Project Term

**3 Years**

**Ashton Gray has signed an LOI with D.R. Horton, America's publicly listed leading homebuilder, for the sale of all 610 lots for single-family development.**

D.R. Horton has delivered over 1,000,000 homes in the country since inception, operating in 45 of homebuilding's top 50 markets in the U.S. They operate in 33 states and 118 markets.

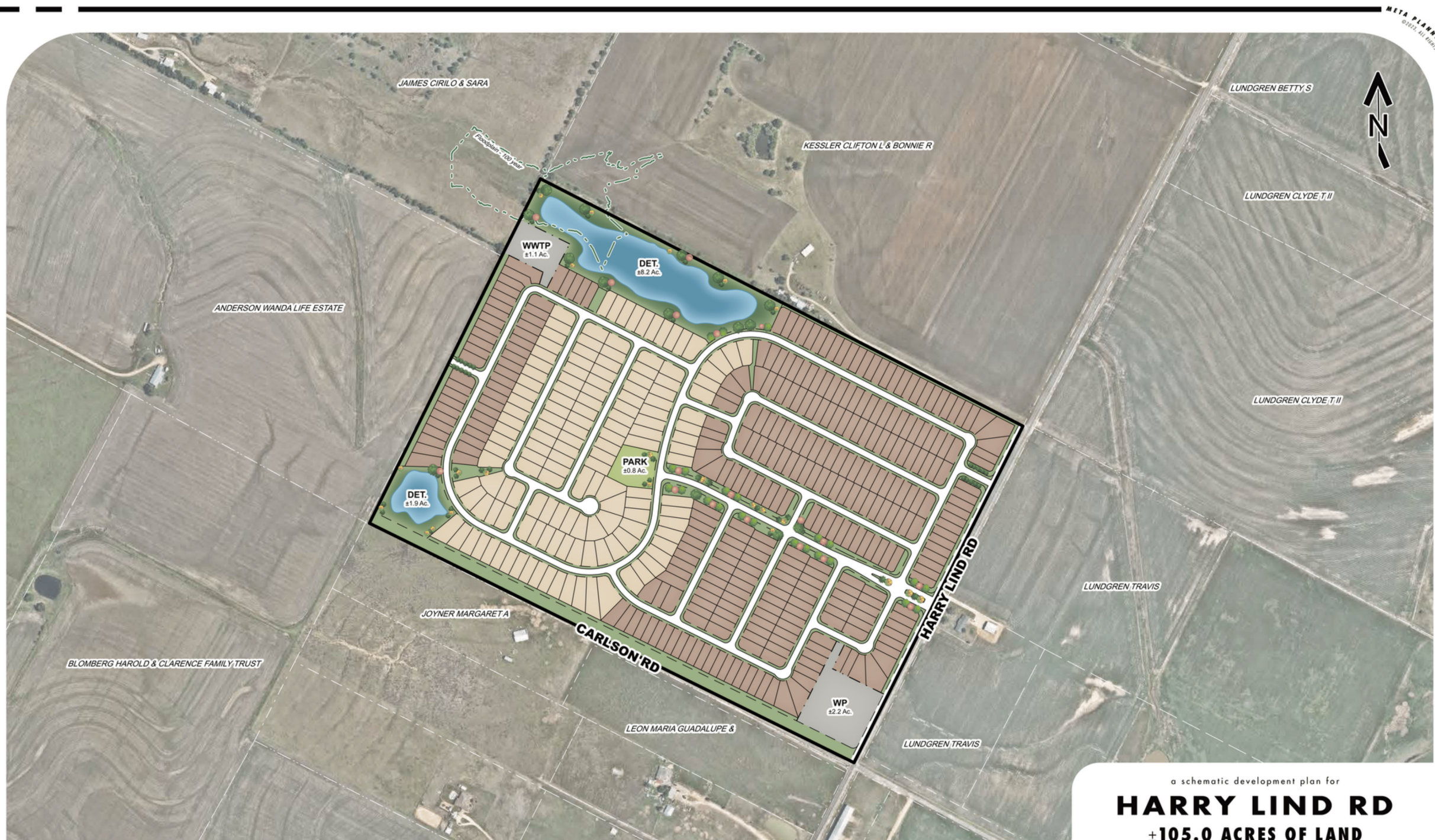


January 11, 2024

Ashton Gray Development  
ATTN: Mr. Shaun Vembutty  
101 Parklane Blvd.  
Suite #102  
Sugar Land, TX 77478

This letter will confirm that Purchaser is willing to purchase the Lots described herein from Seller on the following terms, subject to a formal contract (the "Contract") being negotiated and executed by the parties that incorporates such terms:

<u>Seller:</u>	Ashton Gray Development
<u>Purchaser:</u>	CHTEX of Texas, Inc. or assigns
<u>Lots:</u>	Approximately 610 Finished Lots. Consisting of approximately three hundred-five (305) 30' lots and three hundred-five (305) 40' lots.



a schematic development plan for  
**HARRY LIND RD**  
 ±105.0 ACRES OF LAND  
 prepared for  
**ASHTON GRAY**

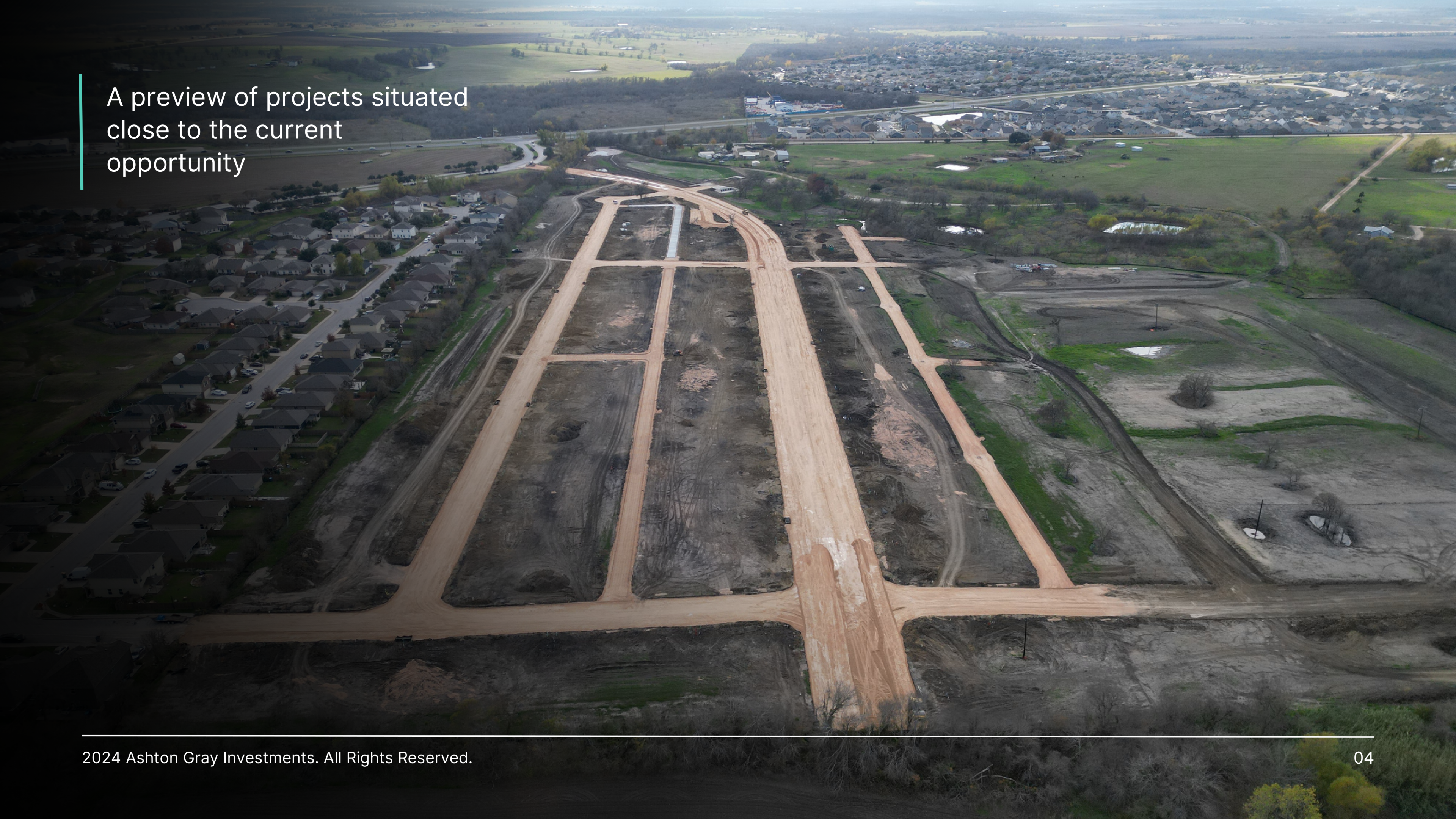
**META** 24285 Katy Freeway, Ste. 525  
 PLANNING + DESIGN Katy, Texas 77494  
 Tel: 281-810-1422

SCALE 0 100 200 400  
 MTA-78021  
 AUGUST 17, 2023

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A preview of projects situated  
close to the current  
opportunity



A preview of projects situated close to the current opportunity



# Location overview

## A+ Location



25 Mins to Austin



20 Mins to Tesla



20 Mins to Samsung

- ✓ Located in an A+ area with close proximity to another suburb, **Manor, Elgin** is conveniently situated just **19 miles east of Austin**.
- ✓ It is also within **90 miles of San Antonio, 125 miles of Houston, and 180 miles of Dallas**.
- ✓ Zoned to **Elgin Elementary, Middle, and International School**, as well as **Walmart Supercenter, Elgin Veterinary Hospital**, and other amenities, the project's prime location offers significant advantages.
- ✓ Austin-Bergstrom International Airport is a 35-minute drive away from Elgin.



# Area Demographics

## Spotlight

Elgin's has a population of around 12,000 people.

Elgin is currently growing at a rate of 6.6% annually and its population has increased by 21.13% since the most recent census, which recorded a population of 9,896 in 2020.



**With its small-town charm and proximity to Austin, Elgin is becoming an increasingly attractive option for those looking to settle down in the area.**



**37.8%**

of population has a college degree



**35.8 Years**

Median Age



**72%**

Average Population growth since 2000



**74%**

Increase in single family home prices from 2015-2023

# Why Austin Market?

1

## Low Taxes

Texas does not have a **state income tax**, and the city of Austin has **lower taxes** than other major cities

2

## Appreciation

Austin is experiencing tremendous growth, with **property values increasing by 7.29%** year-over-year

3

## Robust Job Market

Austin's thriving job market consistently **ranked in the top 10 cities for job seekers**, especially for tech jobs

4

## Low Cost of Living

The cost of living for a single individual is **\$1,058 per month**, which is significantly lower compared to other cities



# Why Austin Market?

In Austin, residents have witnessed a remarkable **40% increase in equity since August 2019.**

With the consistent growth in the residential property market, investors have taken notice of the potential in the Austin area.



Austin housing market continues to be driven by strong housing demand which is fueled by a strong job market.

Prominent technology companies such as **Tesla, Apple, and Google** have planted their roots in Austin and attract a growing number of tech workers every year.



The Austin property market has continued to experience steady growth in the summer of 2023.

This growth has led to a consistent rise in property values, with demand outstripping supply in prime locations.



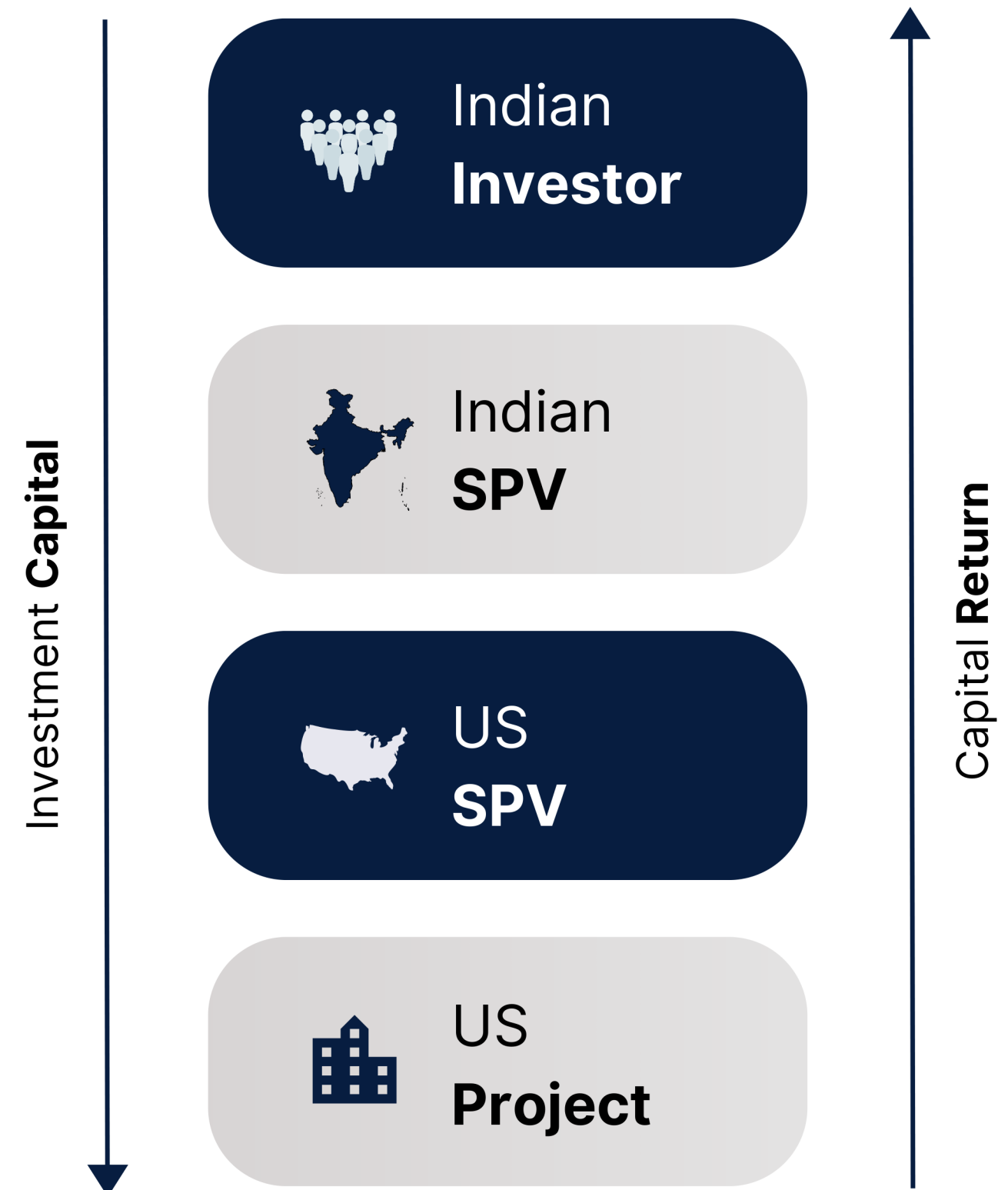
# Who can Invest and **How?**

Individuals who are **Indian citizens / Non-resident Indians (NRIs) / Persons of Indian origin (PIOs) / Limited Liability Partnerships (LLPs) / Private Limited Companies** are eligible to invest.

However, it is essential to **ensure compliance with regulations** before proceeding.

## Investment through SPV structure

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



# Investment Highlights

Minimum  
Investment starts  
from **25 Lakhs**

Annual Return  
**23%**

**01**

- ✓ 3 Years Tenure
- ✓ 12% Interest on Capital + 11% Profit Share
- ✓ Payouts at the end of the tenure


Annual Return  
**20%**

**02**

- ✓ 3 Years Tenure
- ✓ 12% Interest on Capital + 8% Profit Share
- ✓ 6% p.a Monthly Payout

# The Investment **Lifecycle**

01



Asset  
**listing**

02



KYC  
**completion**

03



Expression  
**of interest**

04



Payment  
**completion**

05



Investor made  
**partner (SPV)**

06



Investor receives  
**fixed payouts**

07



Assured exit  
**at a premium**

# How **Secured** is your investment?

1

## LLP Agreement

Following onboarding, we'll formalize an LLP agreement, registering the investor as a partner.

2

## Investor Agreement

The Investor Agreement will encompass all clauses, including details about returns and payouts.



3

## RBI ODI Process

We are in full compliance of all the laws and are strictly monitored and governed by the Reserve Bank of India.

4

## Mezzanine Structure

Under all circumstances, priority will be given to Indian investors before U.S. investors.

## 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, Khovnanian, and Gehan

### 4. Stonebrooke

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

### 5. The Landing

- New Caney, TX
- 115-acre subdivision
- 590 lots
- Sold to Meritage, Khovnanian, 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



# Our Partners






# Contact us

 **+91 9751955555**       **contact@ashtongray.in**

 **[www.ashtongray.in](http://www.ashtongray.in)**

 **Coimbatore, India**  
90/1B 2nd floor, Race course road, Coimbatore -  
641018

 **Mumbai, India**  
Level 4, Dynasty Business Park, Andheri - Kurla Rd, A-  
Wing, Vijay Nagar Colony, J B Nagar, Andheri East,  
Mumbai, Maharashtra 400059

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



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