



ASHTON GRAY
INVESTMENTS

Investment Deck

Georgetown, Texas

Investment Highlights

Ashton Gray Investments is thrilled to present an extraordinary investment opportunity - an expansive 23.2 acre of commercial and multi family site situated in the rapidly expanding micro market of **Georgetown, Texas**.

This prime location lies **just outside the bustling city of Austin**, where a multitude of exciting growth and development prospects await.

Its **strategic location**, combined with **its extensive connectivity to key areas**, makes it an excellent investment opportunity.

Targeted IRR

18%

8% Annualized Equity
Premium at the Time of Exit

Cash Yield

10%

Fixed 2.5% Paid Every Quarter

Project Term

2 Years

Minimum Investment

10 Lakhs

Ashton Gray and Johnson Development have joined forces in a joint venture partnership for the project 'Nolina', which encompasses a 523-acre community and includes the listed site of 23.2 acres.

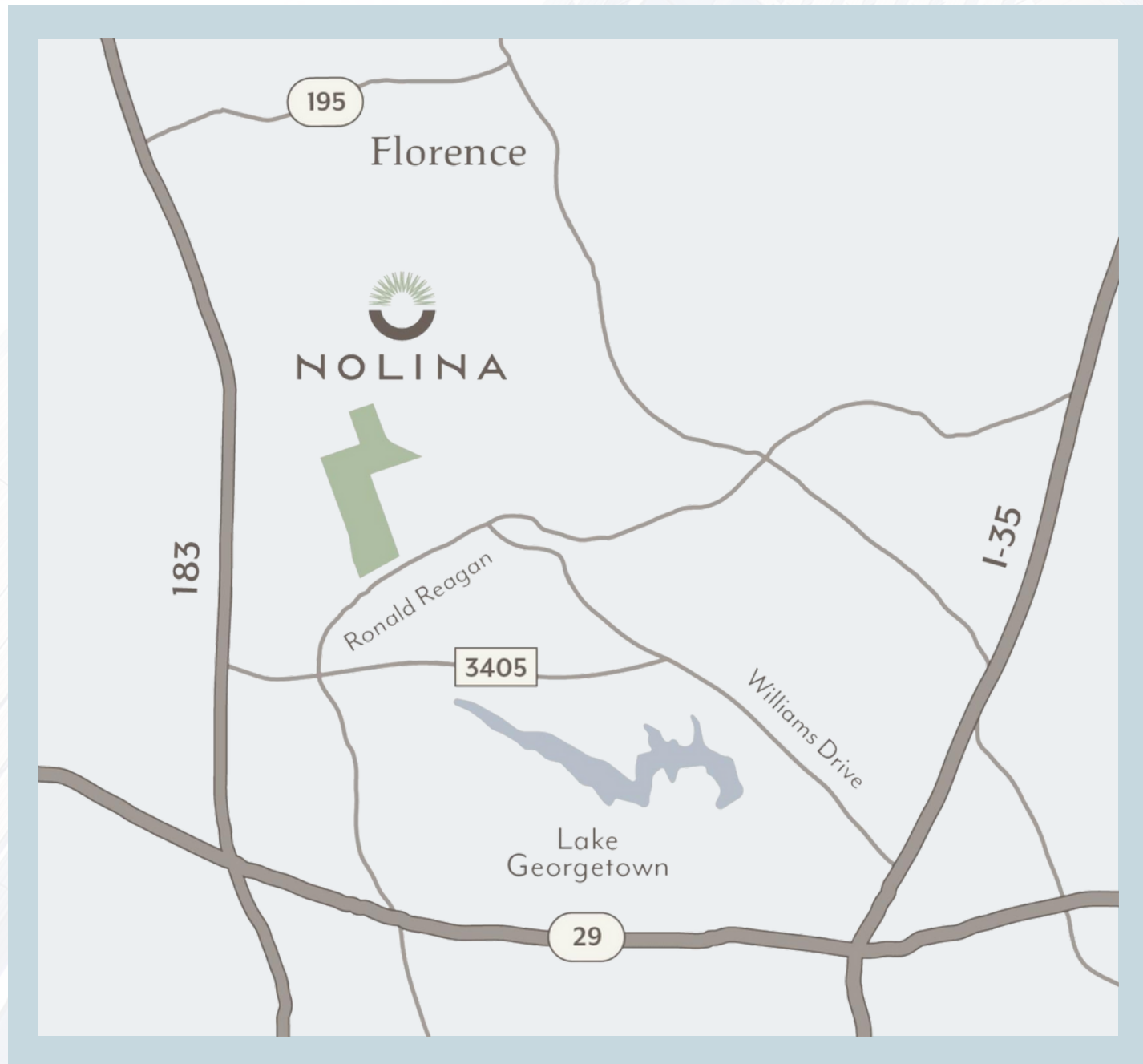
Johnson Development is highly respected as a national-level master-plan developer, and this project will also involve top-tier homebuilders. With an impressive portfolio encompassing 19 thriving communities, over 100 model homes, and vast expanses of 14,000+ acres dedicated to parks and open spaces, Johnson Development has established itself as a leader in the industry.

Furthermore, several compelling factors strongly indicate that our Georgetown opportunity will hold significant appeal for families and homebuyers, resulting in increased foot traffic and activity around our commercial site.



 Georgetown, Texas

Location overview



- ✓ Close to the **Parmer Ranch community** and **Sun City (a 55+ age-restricted community)**
- ✓ Located along **Ronald Reagan highway**, a major thoroughfare
- ✓ Zoned to **desirable school districts**
- ✓ Minutes from **Bar W Marketplace Shopping Center** anchored by a newly built H-E-B
- ✓ Includes the much-anticipated **Wildflower House Amenity Center** (coming early 2024) with a resort-style pool, state-of-the-art fitness center, dog park, event lawn, playground, multipurpose room, and more.

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)

Why Austin?

1

Low Taxes

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

2

Appreciating Potential

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, excluding rent, amounts to **\$1,058 per month**, which is significantly lower compared to other cities

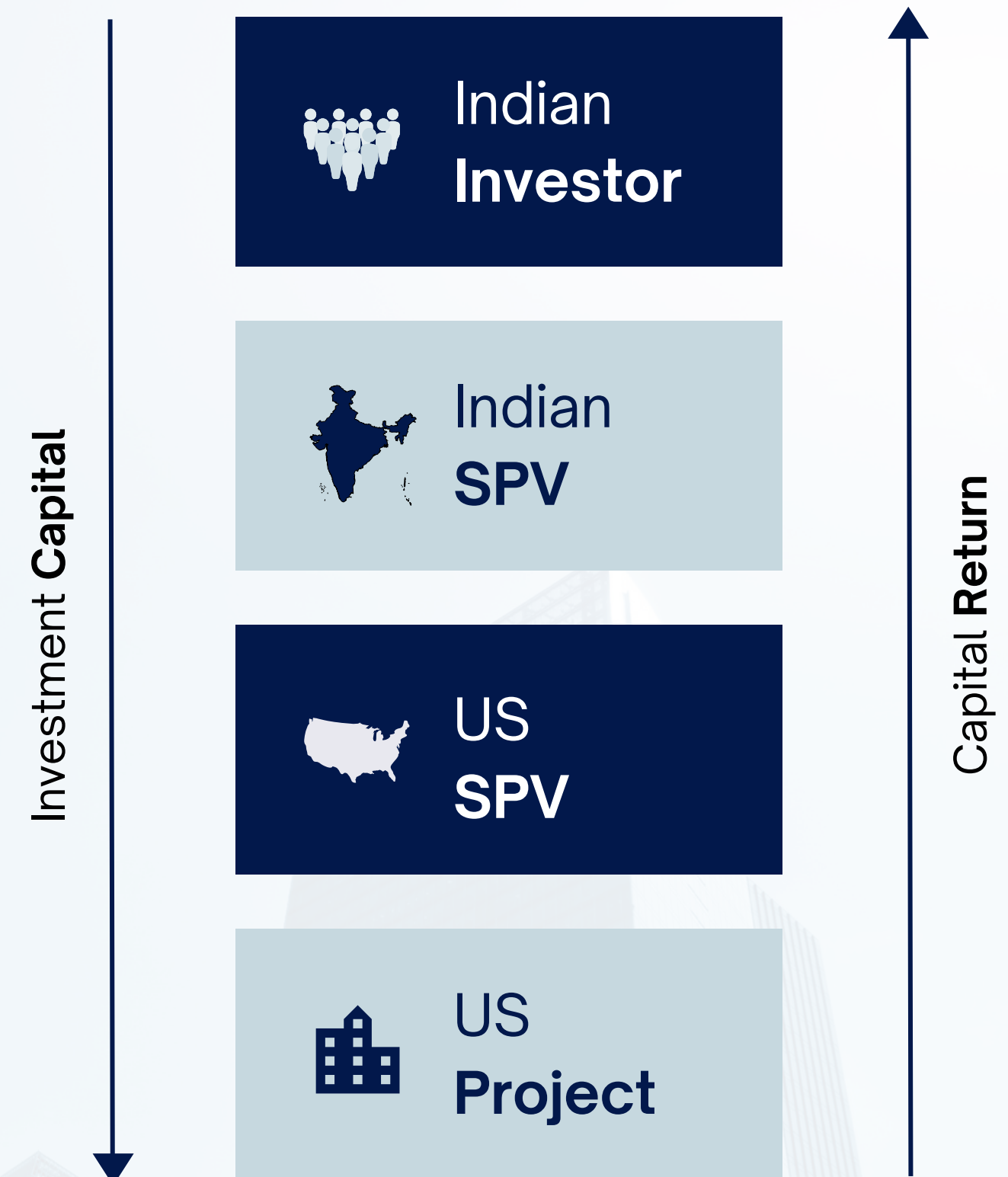
Who can Invest and How?

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.




The Investment Lifecycle

01




Asset listing

02




KYC completion

03



Expression of interest

04




Payment completion

05



Investor made partner (SPV)

06



Asset fully subscribed

07



Investor receives fixed payouts

08



Assured exit at a premium

Our Portfolio

13+ Years of Development Expertise

Ashton Gray's impressive portfolio of projects, including luxury homes, subdivisions, multi-family buildings, retail centers, and senior living facilities is a testament to its values of integrity, transparency, and excellence.

Residential Development	Apartments & Senior Living	Masterplan Development	Commercial Development
More than \$100 Million of singlefamily luxury home development and a 3-time STAR award winner from the Texas Association of Builders	Close to \$240 Million in high-rise condos, apartments and senior living development including our prestigious Taj Residences project in Houston	Over 2,000 acres of master plan development between various projects in Houston, Austin and Dallas with a combined project volume of over \$250 Million	Over \$35 Million of commercial & retail centre development with most assets leased to strong national credit tenants like AT&T, Dominos, SPECS



Our Partners




Contact us

 **+91 97519 55555**  **info@ashtongray.in**

 **www.ashtongray.in**

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

 **Mumbai, India**
1130, Tower B, Peninsula Business Park,
Lower Parel, Mumbai, Maharashtra - 400013

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



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