



Preliminary Land Proposal

NEW HOLLAND, IL
CHASE HUSTON

Summary

About Chase

Why Logan County?

Proposal

- Preliminary Details
- Location of Apartments
- Solar Decorations/Opportunities

Preliminary Plan

Before and After(s)

Q&A

About Chase

Family man!

- Gina The Wife (10-year anniversary: June 22, 2024!)
- Two 'bio' daughters; Addison (12) and Ayla (8)
- Two 'unofficial' kids; Maddin (16) and Erin (13)
- Three cats, 1 dog, 3 horses, bird friendly

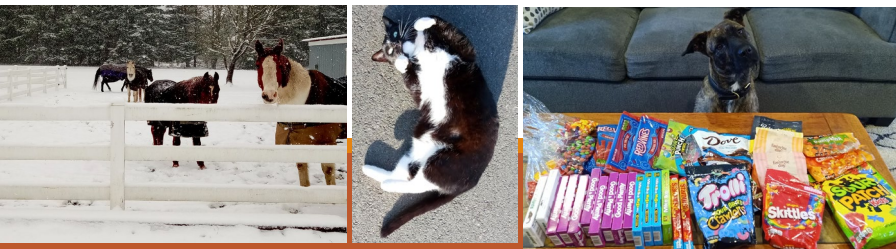
40 Years old; Accomplishments –

- Worked 'blue collar' jobs for over 10 years
- Bought first home In 2011
- Obtained BSME in 2017
- Registered to take the PE (Mech: Machine Design) exam, August 2024
- Two Patents (3rd one in process)
- Obtained goal of 100 rental properties (2023)
- Awarded several "Merituous" awards at The Boeing Company
- Went to Arizona for 'Car College' in 2001, after graduating HS.
- Did not come from a 'Prestigious' background, normal guy!



Professional path

- 2001- Graduated HS
- 2001- Attended "Car School" in Arizona
- 2002- Started my vehicle mechanic career
 - Worked on cars for ~5 years, decided it was a hobby vs a Full-time job.
- 2007- At 25, started my looong academia path to be an Engineer
 - Worked part time (30hrs/week) and went to school PT/FT as I could afford
- 2011 -- Joined Boeing as a "Tool Maker C"
- 2012 – Became a "Tech" as a "Tool Designer, lvl 2"
- 2017 – Finished my BSME (while working full time)
 - Became a "Prof(essional)" Engineer
- 2018 – Joined Boeing Test and Evaluation, Also bought 3rd St. in Lincoln
- 2020 – Became Lead engineer, obtained US Secret Clearance
- 2023 – Left Boeing, but came back as an Engineering consultant
 - Long-term contract



Why Logan County?

Chance!

I was looking to make passive income:

- Created a spreadsheet for analysis
- Looked all over the country
- Analysised ~300 deals

Found a property in Bloomington that I put an offer in, but did not win.

Lincoln, by chance, had 3rd St. Apts show up for same, immediately after, the rest is history!

Proposal

Using available vacant land within the town of New Holland --- Build affordable apartments!

- Lincoln is not building enough (or any) new homes.
- Work with Tremont Bank and the State of Illinois to facilitate a path forward via financing
- Currently, people from North, South IL and even out-of-state are coming to Lincoln, and there is no inventory available for purchase or rent. (**I'm 100% occupied [96 units] with a waiting list!**)
- 24-30 Single story units.
 - All 3 bedroom, 1 bath
 - All include 1-car attached garage.
 - Parking for two vehicles.

Add Solar 'decorations' to property and surrounding areas

- A lot of opportunities to gain solar benefits – and keep the precious farm ground intact!
- A great opportunity to 'Go Green'
- Mitigate energy costs for the City of New Holland for decades to come.

Apartment Preliminary Details



- ~1,450 ft²
- Single Story
- Three bedroom/1 bath
- 52'x28'
- High efficiency units
 - Insulation
 - Appliances
 - Windows
 - Doors



28'

Note: Pictures from Google, final layout will differ

Apartment Preliminary Details

Approximate rent: \$1000/month/unit (Lincoln 3beds: \$1200+) ~ \$342k/year gross @ 95% Occupancy

Approximate cost-to-build: \$75,000/unit = \$2.25m @ 30-units

- Excluding Taxes & Permitting
- Adding a second story vs. 'rambler' layout, can save 10-20%
- Will employ/contract local contractors for:
 - Foundations
 - Framing
 - Plumbing
 - Electrical
 - HVAC
 - Roofing
 - Painting
 - Drywall
 - Etc.

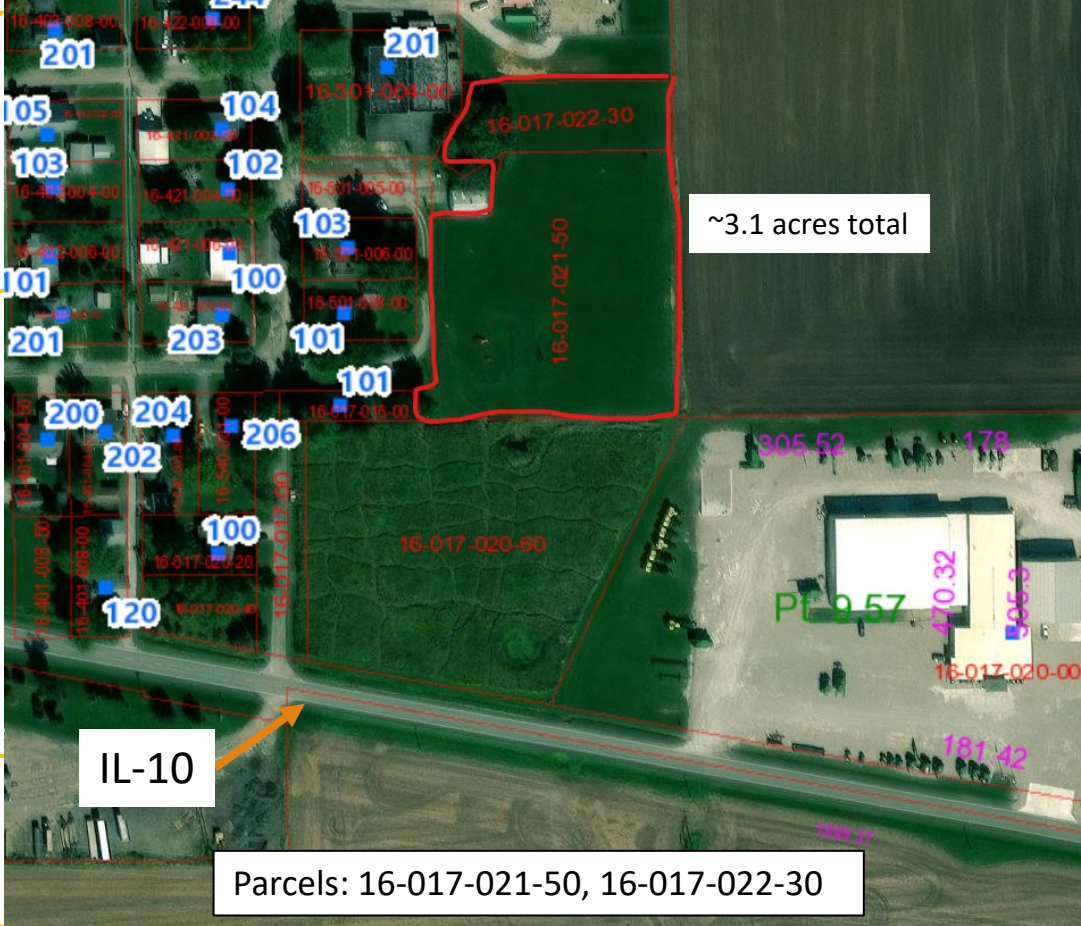
ROI ~10.6% @ 30% expenses and 95% Occupancy; year 1.

Location of Apartments

New Holland, IL



Town of New Holland



~3.1 acres total

IL-10

Parcels: 16-017-021-50, 16-017-022-30

Solar 'Decorations'



“Solar Plant”



“Solar Flower”



“Solar Trees”



Preliminary Plan

2024

- Work with New Holland to better understand needs and wants and any requirements.
- Build more definitive proposal.
- Get an initial estimate (ROM) put together.
- Work with NH to better understand opportunities, financially or other.
- Look into opportunities for grants/etc. from the state of Illinois.

2025

- Finalize design.
- Finalize estimate.
- Gain acceptance from local government to move forward, and
- Break ground

2026

- Complete build by Q3

Owned Properties – Before and After

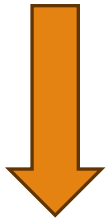


511 N Kickapoo, Lincoln (sold, 2020)

Owned Properties – Before and After



Owned Properties – Before and After



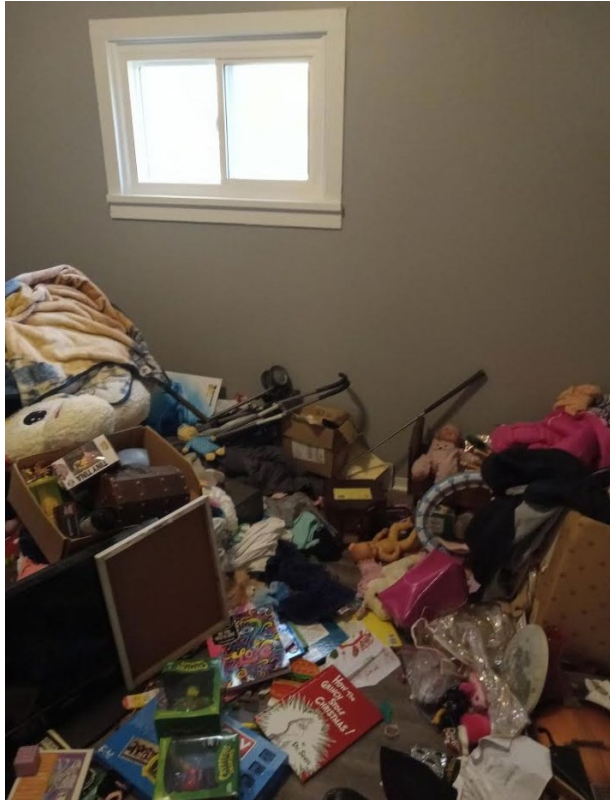
41 Sycamore, Lincoln, 11-unit (March, 2023)

Owned Properties – Before and After

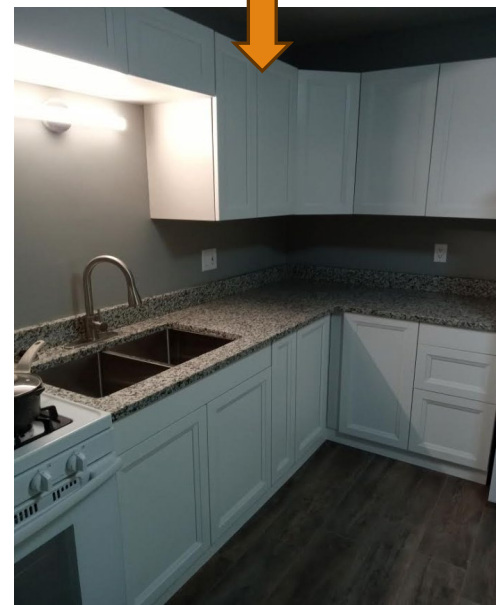
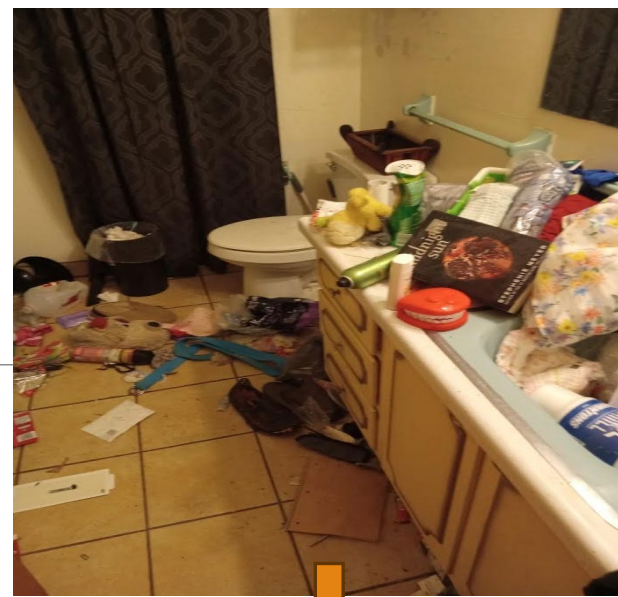


Heinzl/Jackson Ct. Lincoln, 18-unit (April, 2023)

Owned Properties – Before and After

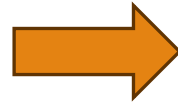


Typical 'mess'

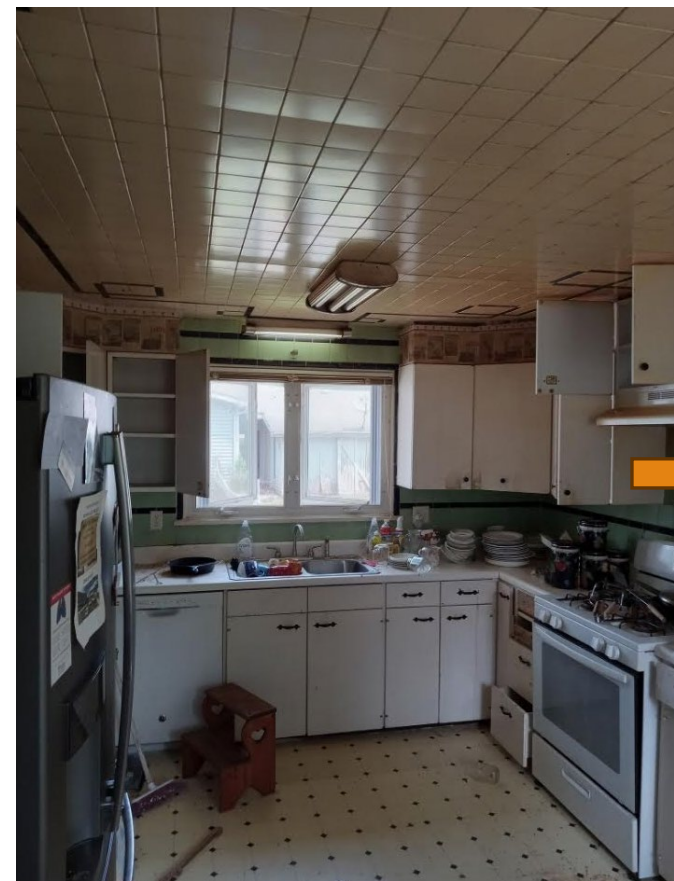


Owned Properties –

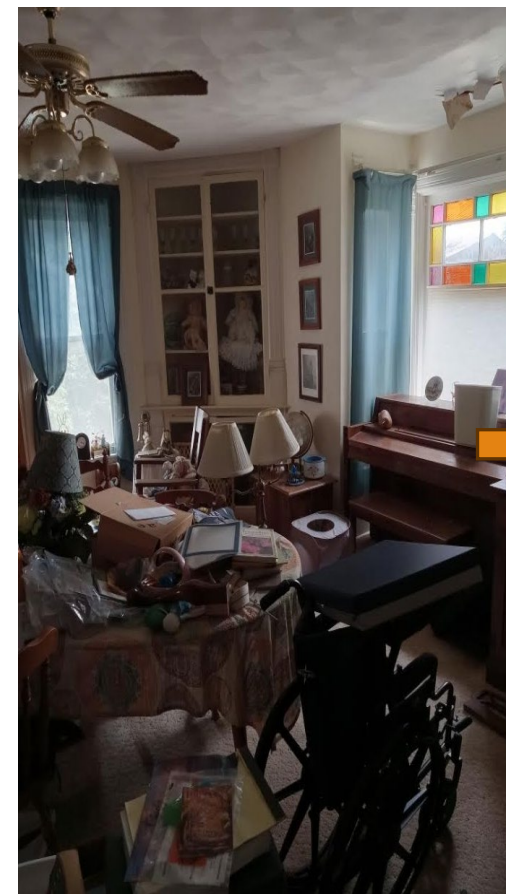
Before and After



Owned Properties – Before and After



Kitchen



Living room

Owned Properties – Before and After



Owned Properties – Before and After



Q&A

Questions?