



Project: *Chateaus of Rosedale*

Executive Summary

The *Chateaus of Rosedale* is a real estate development project consisting of (4) Duplex Luxury Townhomes, (8) units for sale in Midtown- Houston, Texas by UPM&C, LLC. The project is located 5 minutes from Downtown Houston, 5 minutes from the Texas Medical Center and 15 Minutes from the Reliant Stadium conveniently at the 288 freeway. Pricing will start at the \$500s.

Chateaus of Rosedale is an urban renewal project designed to develop the area. Each unit will be 2-3 Stories and 3-4 Bedrooms. Each of the units will have a residential elevator as an upgrade giving UPM&C, LLC an edge over the competition offering a greater value at a lower cost. The target population of the the development is are 3-7 member families, Medical Center, Downtown, and mid-level career professionals.

The marketing strategy to mitigate risk will be that each unit will be offered **for sale** or **for rent**. UPM&C, LLC will property manage and sale units in the *Chateaus of Rosedale*.

Total project funding requested: **\$1,959,000**.