



U P M & C, LLC
"Building Models of Excellence"

Project: *Villas of Siwell*

Executive Summary

The *Villas of Siwell* is a real estate development project consisting of a 114 unit apartment complex located on 4.5 acres @ N Siwell Rd in South Jackson, MS. The project is located 20 minutes from Downtown Jackson, 15 minutes from Clinton, MS, and is accessible being located directly on Hwy 18. The development is 5 minutes from the Metro Center Mall, and 2 minutes from Walmart.

Villas of Siwell is an urban renewal project designed to develop the area while spurring economic growth and development. The development will also serve as a catalyst to increase the affordable housing stock of the State of Mississippi. Floor plans will be composed of 1, 2, 3, and 4-bedroom units. The target market for the development will be students, mid-career professionals, and 3-6 member families.

Section 8 vouchers will be accepted. UPM&C, LLC carries the philosophy that "**low-income doesn't mean low quality**". UPM&C, LLC will work diligently to help motivate it's residents to achieve socio-economic self sufficiency.

The *Villas of Siwell* will offer a 24-hour business center complete with (local phone service, fax service and Internet service) , recreational facilities- (pool tables, arcade games, air hockey, vending machines), television for viewing, gym, laundry room, on-site store, and security.

The marketing strategy to mitigate risk will be that each unit will be offered **rent free for the first month**. The firm will collaborate with the office of HUD, the mayor's office of Frank Melton, and local housing authorities. UPM&C, LLC will property manage all units in the *Villas of Siwell*.

The total project funding request is : **\$13,500,000**.

Giovanni Burnell

Urban Property Management Construction, LLC

18711 Egret Bay Blvd Ste 316

Houston, TX 77058

832-978-5646