

UNISON

INVESTMENTS

Residential Real Estate Investment Opportunities in Deerpark NY

Unison was formed with the goal of helping develop the Deerpark area and make better accommodation options available to the many new residents moving into the area.

This investment opportunity is the purchase and rental of single family house and land packages developed, constructed, and managed by Unison.

LOCATION

The site is ideally located in Huguenot Deerpark, with amenities such as major supermarkets, schools, hospitals, restaurants, and transport options nearby. The natural beauty of the area is complemented by the convenience of being less than 2 hours drive to New York City.

This location continues to experience strong growth driven by a constant number of people moving to the area. A near complete lack of new housing options combined with a demand for this type of property create an on-going demand.

The investment opportunities are in the Paragon development, a boutique estate of just 9 land lots featuring a selection of level building blocks ranging from 1 to 2.2ac. Survey, septic design, and water tests are all completed and the land lots are ready to build on.

LOCATION



NEW YORK CITY
(LESS THAN 2 HRS)

AREA MAP & KEY LOCATIONS

- TRAIN STATIONS**
- Otisville, (8 mins)
 - Port Jervis, (9 mins)
 - Middletown, (25 mins)

- SCHOOLS**
- Anna S Kuhl Elementary School (3 mi, 5 min)
 - Port Jervis Middle School (3.8 mi, 8 mins)
 - The Homestead School (16.3 mi, 28 min)
 - Port Jervis High School (3 mi, 5 min)

- AIRPORTS**
- John F. Kennedy, NY (104 mi, 120 min)
 - La Guardia, PA (93 mi, 105 min)
 - Newark Liberty, NJ (78 mi, 98 min)

- SHOPPING MALLS / SUPERMARKETS**
- Woodbury Common (42 mi, 46 min)
 - Galleria at Crystal Run (27 mi, 32 min)
 - Walmart, Milford, PA (9 mins)
 - Walmart, Middletown, (25 mins)

Homes

Unison's selection of model homes have been carefully designed to maximize usable floor area and minimize construction costs. All homes come with a 10 year structural warranty and represent exceptional value and quality.

The benefits of a new home include higher rents, lower maintenance and running costs, and depreciation benefits. Unison can also offer Energy Star certified homes that can greatly reduce running costs and make financial sense where the investor will include utilities in the monthly rent.

NUMBERS

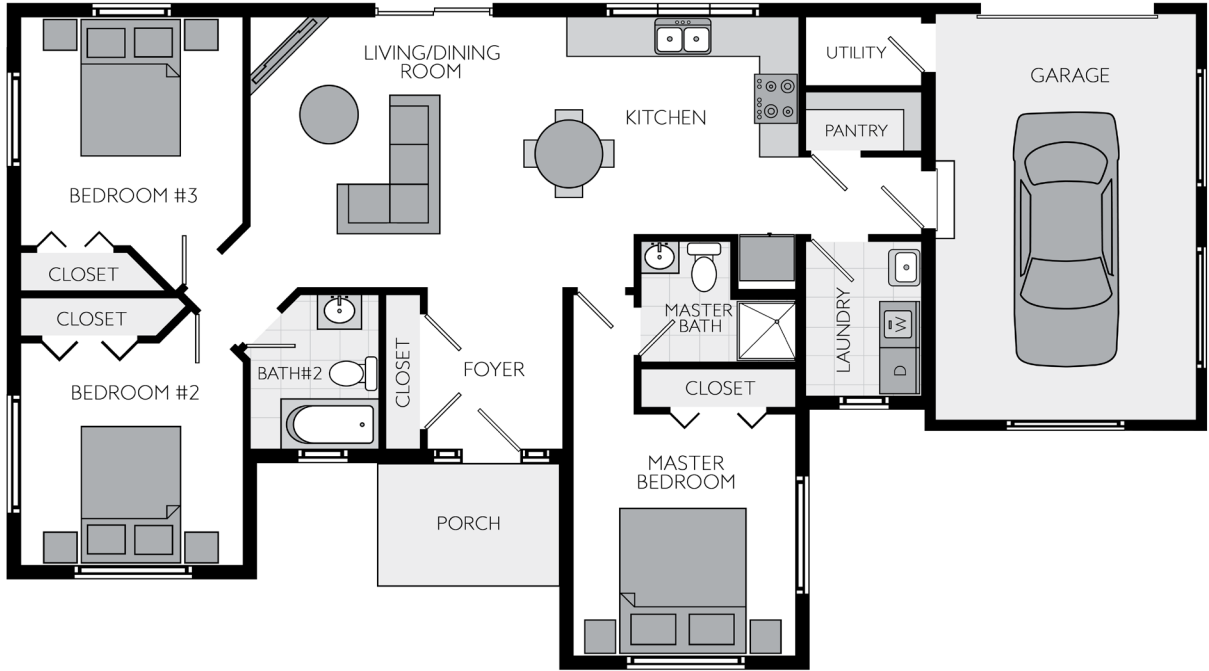
For example purposes, lets look at a Trinity 16 home on lot 5.

Package price incl land in base price format	\$265,765
Approx. achievable rent without utilities included	\$1,700 / month
Insurance	\$100 / month
Property Tax	\$625 / month
Management Fees	\$180 / month
Net Income	\$795 / month*

*Before interest on loan (if borrowing) and 7.7% gross rental yield.



EXAMPLE FLOOR PLAN (TRINITY 16)



LIVING AREAS

Living	17' x 14'
--------	-----------

BEDROOMS

Master Suite	11'6" x 12'6"
Bed 2	11'6" x 11'6"
Bed 3	11'10" x 11'6"

OUTDOOR

Porch	4 x 5'6"
-------	----------

TOTAL AREAS

House	1,328 ft ²
Porch	22 ft ²
Garage	308 ft ²
Total	1,658 ft ²
	154 m ²



These images and plans depict various upgrades such as floor plan options, finishes, fixtures, fittings, features, and trims, etc. not included in the standard inclusions and base pricing and are not to scale. See your Sales Consultant for a full list of standard inclusions and pricing. Total square foot and building size of the homes set out in this brochure are calculated by measuring from the external side of external walls. Individual room dimensions are measured from the internal side of internal walls.

Management

Take advantage of Unison's end-to-end investment solution with rental management services to look after your investment property once it is built.

Our rental division features:

- Well established networks to find the right tenant for your house
- Established application and tenant checking procedures
- Regular inspections of your property
- Rental collection
- Maintenance management as required

Our team can help you arrange your insurance, finance, and purchase structure, even if you are an international buyer. We make the process easy.



Get Started in 5 Easy Steps

- 1** SELECT YOUR LAND LOT
Select your lot from those currently available -
Contact us for the estate plan and price list
- 2** SELECT A HOME
Select a model home to build on your lot -
Contact us for floor plans and pricing
- 3** DOCUMENTATION COMPLETED
Plans, specification, and building
contract completed
- 4** CONSTRUCTION OF YOUR HOME
Your new home will be built to Unison's
high standards
- 5** HOUSE RENTED
We will find suitable tenants and manage leases,
rent collection, inspections, and maintenance.

Contact Unison Today

Mike McCaw, VP Sales and Marketing · E mike@unison.enterprises · T + I (248) 953-3033

Ben Smith, CEO · E ben@unison.enterprises · T + I (845) 648-5936



UNISON

t 845-648-5936

f 844-629-6657

www.unison.enterprises

Unison Enterprises and its related businesses make no representation and give no warranties as to the accuracy of the preceding information and does not accept any responsibility for any errors or inaccuracies in or omissions from the information contained therein (whether negligent or otherwise) and Unison Enterprises shall not be liable for any loss or damage howsoever arising as a result of any person acting or refraining from acting in reliance on any information contained therein. No reader should rely solely on the information contained in this report as it does not purport to be comprehensive or to render specific advice. Any prospective investor should consider their personal circumstances when assessing the suitability of investment property. Prospective investors should make independent enquiries to confirm relevant details as well as consult their professional advisers. This disclaimer does not purport to exclude any warranties implied by law which may not be lawfully excluded.