



THE LODGES AT  
REEDMONT

by  **compass**

# Lot Location and Views

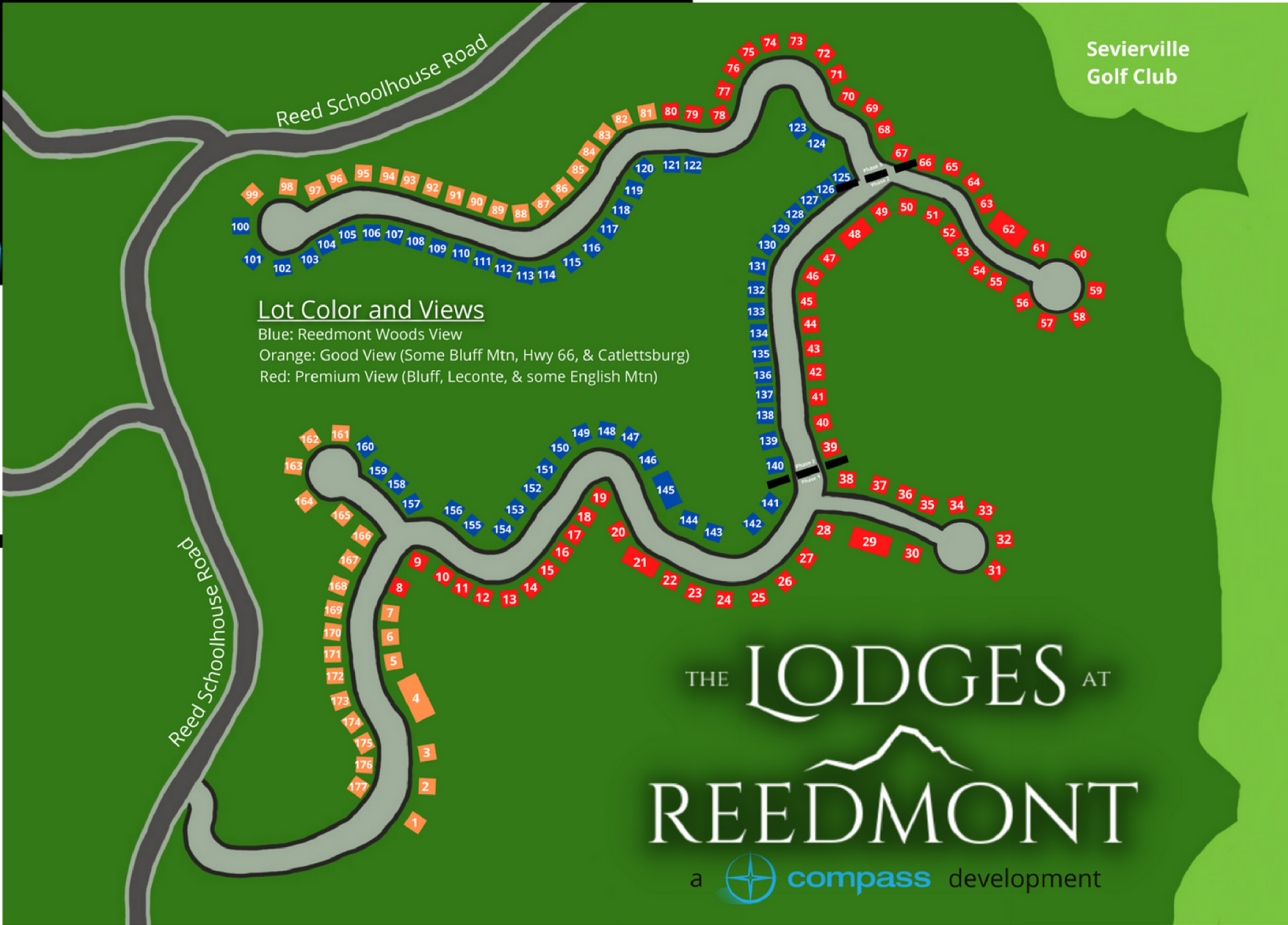
compass



Sevierville  
Golf Club

## Lot Color and Views

- Blue: Reedmont Woods View
- Orange: Good View (Some Bluff Mtn, Hwy 66, & Catlettsburg)
- Red: Premium View (Bluff, Leconte, & some English Mtn)



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a  compass development

Property Proximity Map

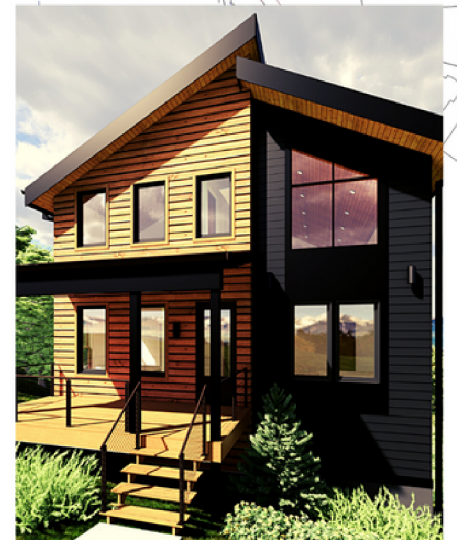
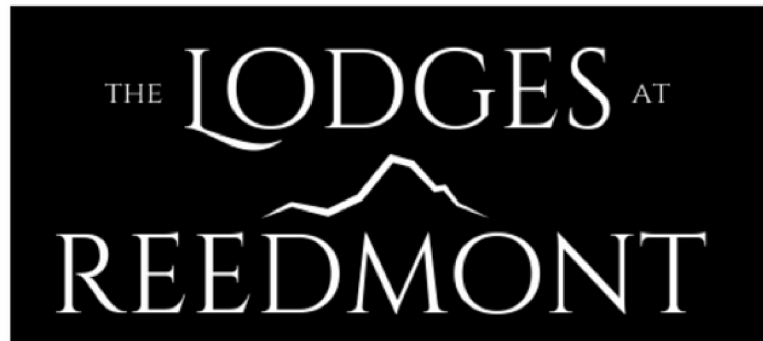
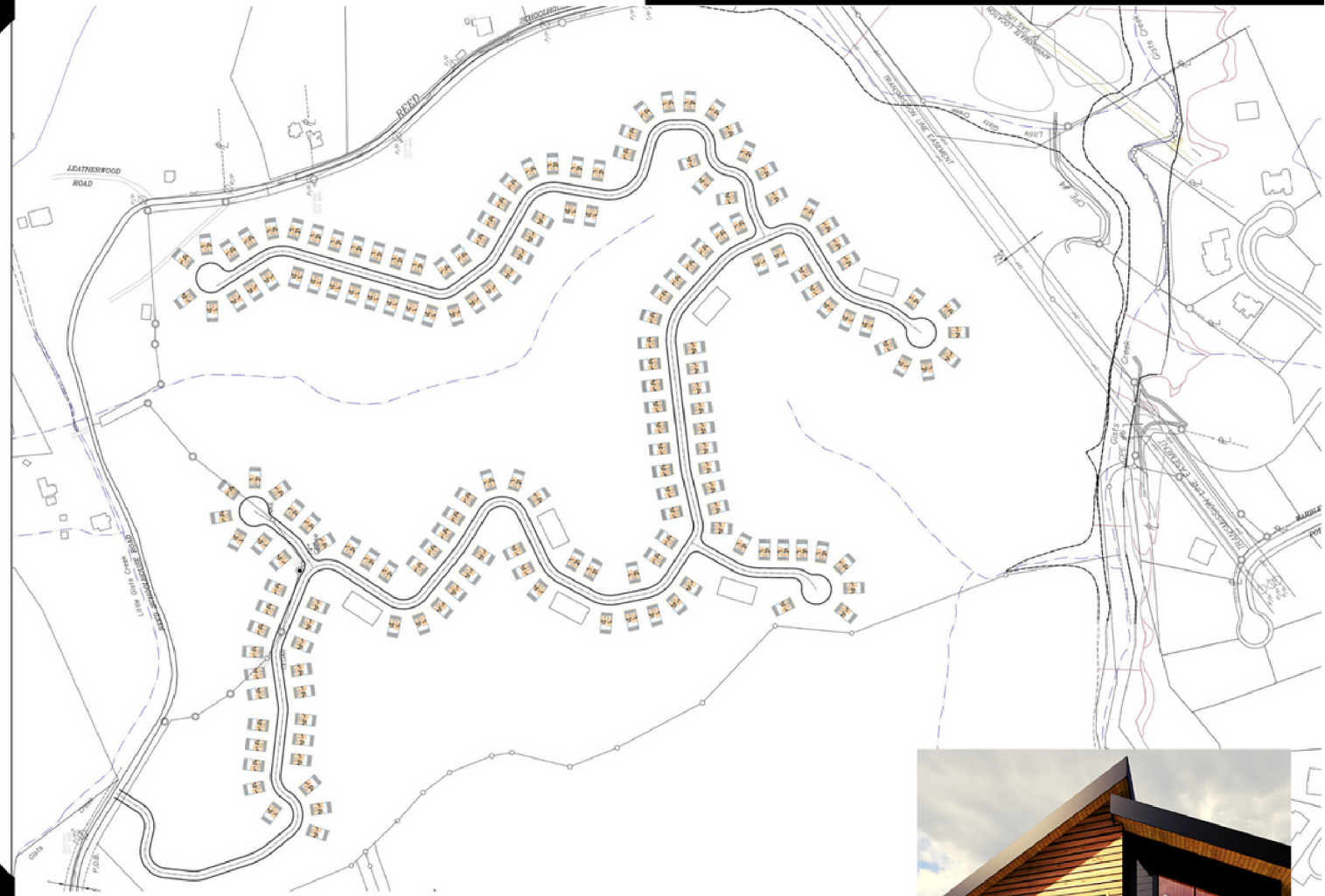
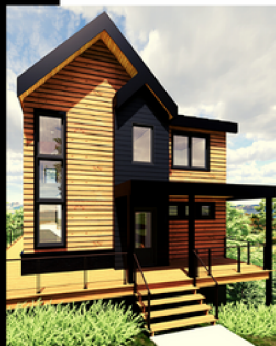


AWESOME  
LOCATION

MODERN  
DESIGN

TOP  
RETURN ON  
INVESTMENT

Own a **Contemporary Investment Property** near The Great Smoky Mountains National Park! These 3, 4, and 5 bedroom cabin-like Lodges will offer breathtaking mountain views and convenience to attractions. The property is only a short drive to all the action that Sevierville, Pigeon Forge, and Gatlinburg have to offer.



## 3 BEDROOM INVESTMENT CABIN

2,393 Total Square Feet

- Contemporary Vibe
- Latest Upscale Finishes
- 3 Private Suites
- 3.5 Baths
- Open Game Loft
- Additional Recreation Room
- Private Theatre
- Dramatic Open Floor Plan
- Walls of Glass
- Wraparound Deck
- Hot Tub
- Turnkey Ready




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 **compass**

Premier Development  
Company in Sevierville,  
Tennessee and the Smoky  
Mountain Region

30+ Years in Commercial  
Development



THE **LODGES** AT  
  
**REEDMONT**



FANTASTIC INVESTMENT NEAR  
AMERICA'S #1 NATIONAL PARK

**4 BEDROOM  
INVESTMENT CABIN**  
3,134 Total Square Feet

- Indoor Pool
- Contemporary Vibe
- Latest Upscale Finishes
- 4 Private Suites
- 4.5 Baths
- Open Game Loft
- Additional Recreation Room
- Dramatic Open Floor Plan
- Walls of Glass
- Wraparound Deck
- Hot Tub
- Turnkey Ready



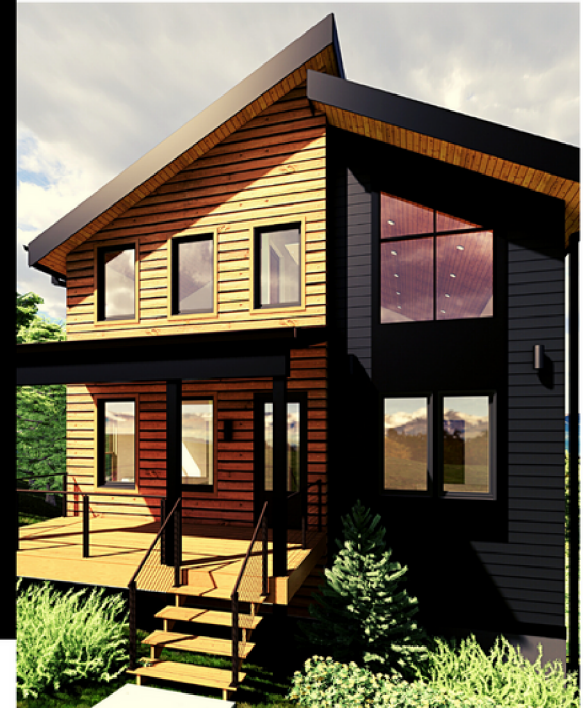
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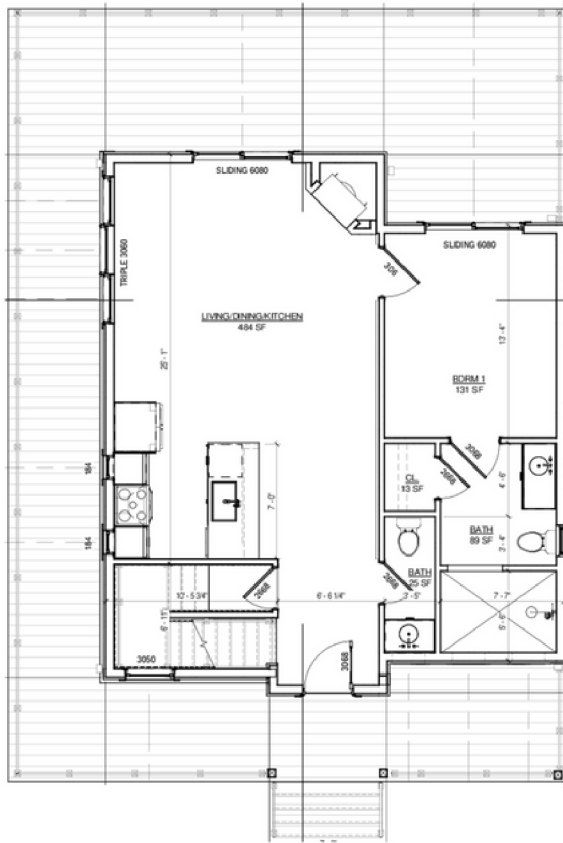


FANTASTIC INVESTMENT NEAR  
AMERICA'S #1 NATIONAL PARK

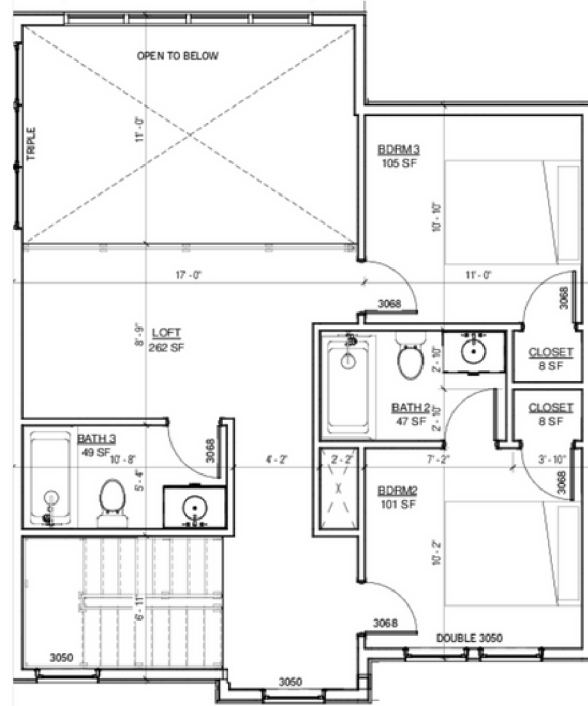
## Other Info

- We have **lenders** that offer construction loans with as little as 10% down. The **building time** is approximately *one year* from closing.
- We also have **rental companies** that are excited to take on your project; they require between 15% & 25% management fee, but you have nothing to do other than cash the rental checks! You can also self-manage with VRBO or Airbnb.
- Taking **Reservations** now!
- **Construction begins** *September 2022*.

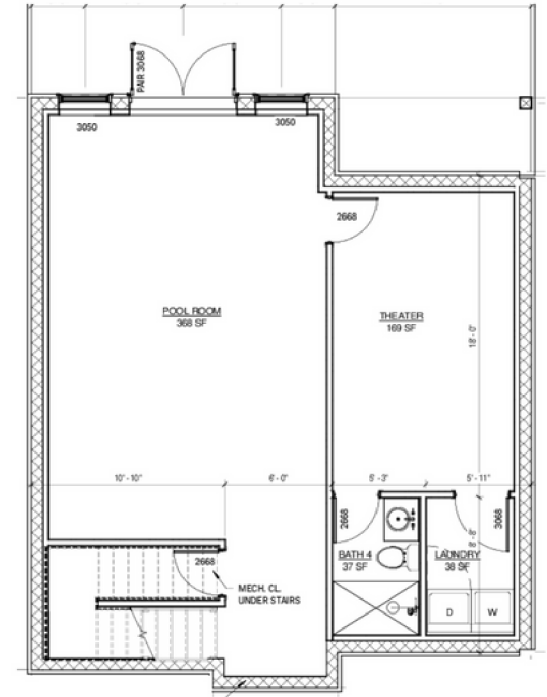
# 3 Bedroom -- 2,393 SQFT



First Floor  
773 SQFT



Second Floor  
775 SQFT



Basement Floor  
845 SQFT

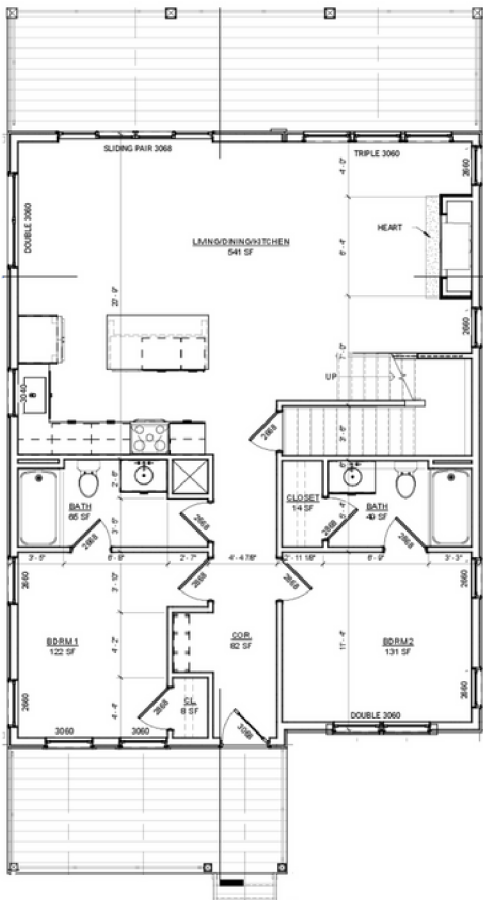
## Potential Revenue & Pricing:

This size cabin and amenities bring in a yearly rental revenue between \$75,000 and \$85,000 plus - depending on how often you stay yourself.

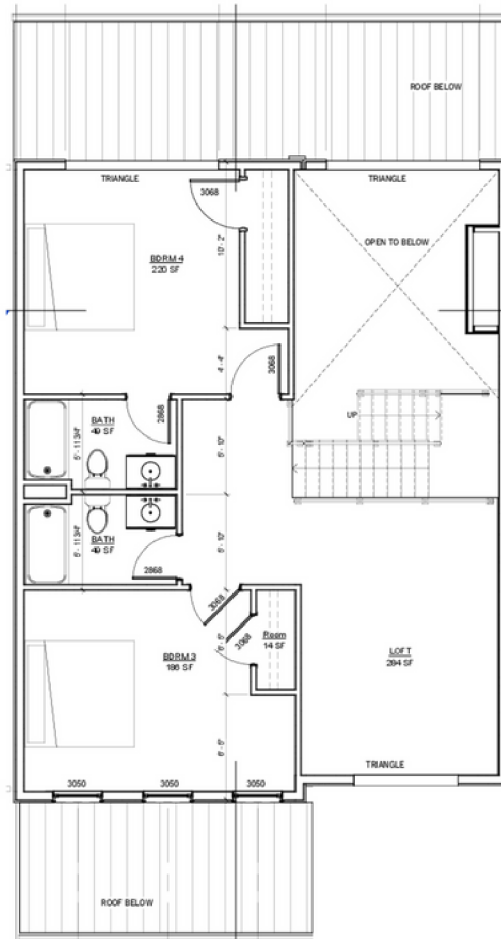
MUST GET A CONSTRUCTION LOAN AND WAIT A YEAR PAYING ON CONSTRUCTION LOAN WITH NO INCOME.



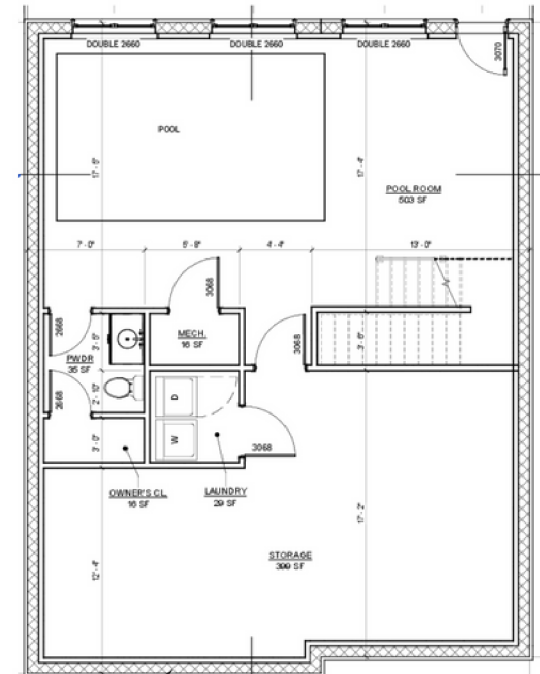
# 4 Bedroom -- 3,134 SQFT



First Floor  
1,086 SQFT



Second Floor  
890 SQFT



Basement Floor  
1,158 SQFT

## Potential Revenue & Pricing:

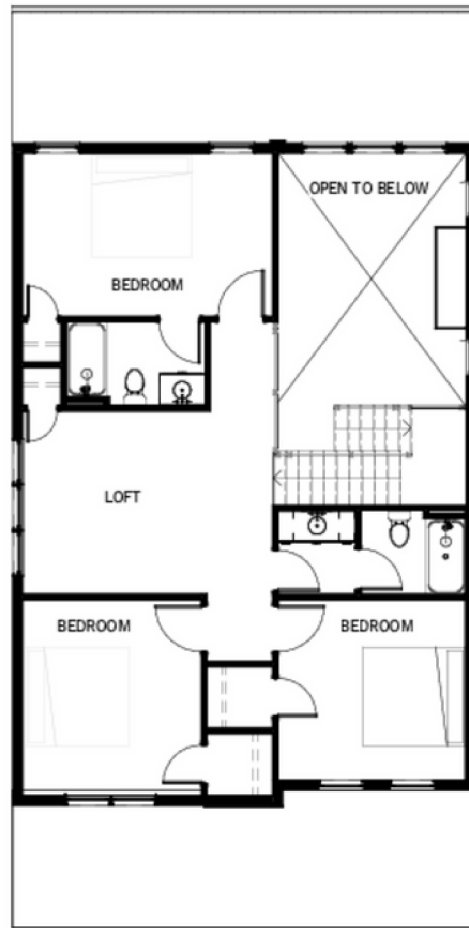
This size cabin and amenities bring in a yearly rental **revenue** between \$130,000 plus - depending on how often you stay yourself.

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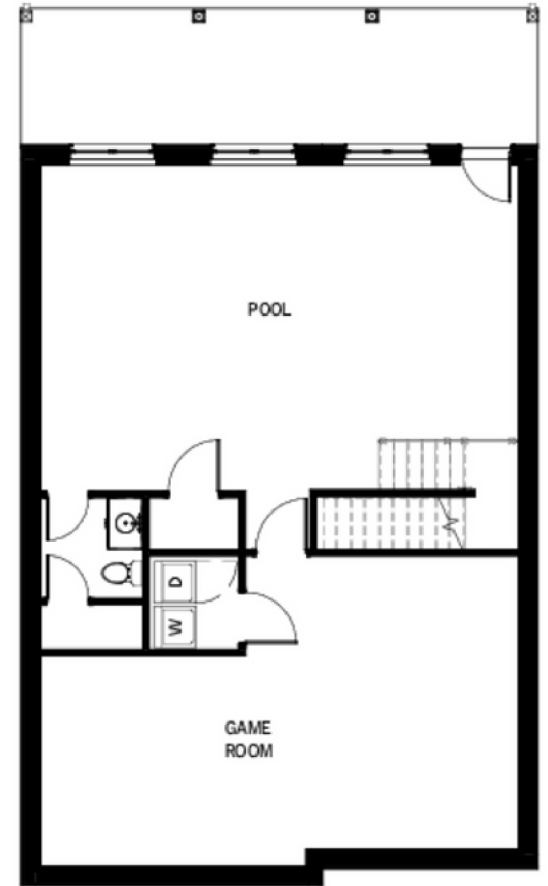
# 5 Bedroom -- 3,452 SQFT



First Floor  
1,206 SQFT



Second Floor  
969 SQFT

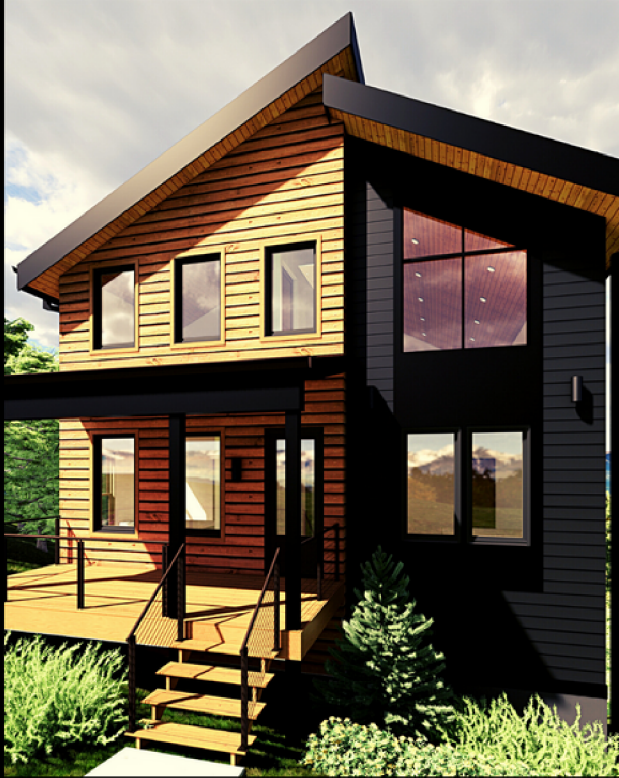


Basement Floor  
1,277 SQFT

## Potential Revenue & Pricing:

This size cabin and amenities bring in a yearly rental **revenue** between \$160,000 plus - depending on how often you stay yourself.

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THE LODGES AT  
REEDMONT



See You Soon at

THE LODGES AT

REEDMONT



compass