



A NEW LEGENDARY
VACATION HOME DESTINATION

INTRODUCING RIVER ROCK:

A new vacation home development...
A first of its kind, ENERGY POSITIVE,eco-friendly,
ultra-modern, vacation home resort commu-
nity.

This exclusive, gated mountain-top communi-
ty offers, fly fishing riverfront with spectacular
mountain view homes located in the heart of
the renowned towns of Cashiers and High-
land North Carolina.

Experience the epitome of luxury nestled
within this mountain paradise.



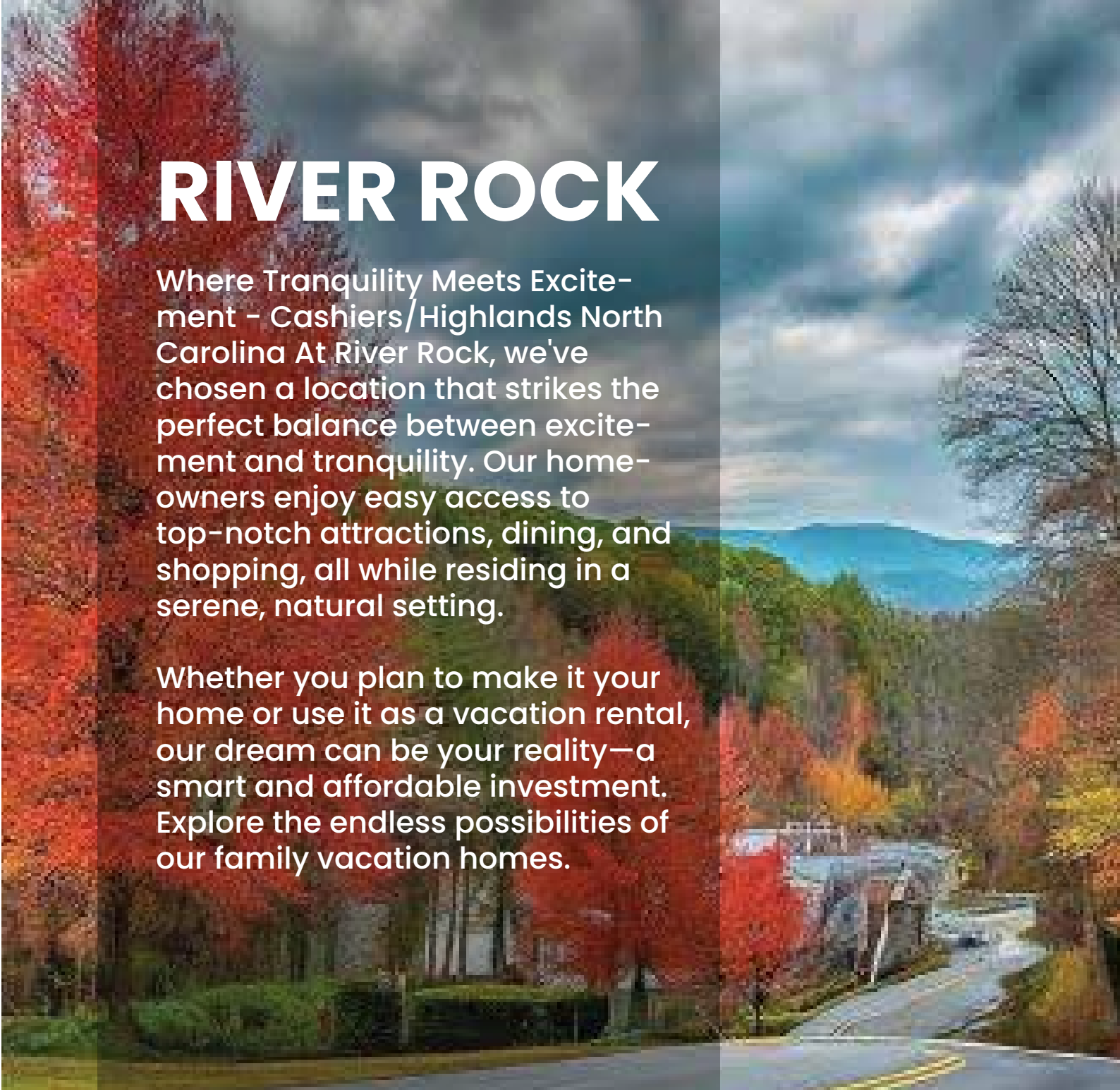


Welcome To Your
Dream Luxury
Vacation Home Destination

RIVER ROCK

Where Tranquility Meets Excitement - Cashiers/Highlands North Carolina At River Rock, we've chosen a location that strikes the perfect balance between excitement and tranquility. Our homeowners enjoy easy access to top-notch attractions, dining, and shopping, all while residing in a serene, natural setting.

Whether you plan to make it your home or use it as a vacation rental, our dream can be your reality—a smart and affordable investment. Explore the endless possibilities of our family vacation homes.



Situated

between the cities of Asheville, North Carolina and Greenville, South Carolina, this pristine location is close to the picturesque Lake Glenville, the highest elevation lake east of the Mississippi River, known for its small mouth boating, beaches, bass fishing & hidden waterfalls.

This area is also well known for its beautiful fall foliage, crisp clean air, and the peaceful serenity that mountain life has to offer. Situated at 3500+ feet above sea level, with an average summertime daily temperature of 83 degrees, River Rock is the perfect place to escape to in the summer too! This exclusive development provides the opportunity to build in a rare mountain community with all the amenities you would desire in a mountain retreat as you enjoy the beauty of nature at this exceptional location.

Homes are designed to maximize rental income and luxury vacations appeal.



River Rock At Cashiers

River Rock At Cashiers is a unique and rare enclave situated on over 400 acres of prime mountain-top real estate with river frontage and 175 established lots located in Glenville, North Carolina. The community development plans utilize state-of-the-art design paired with energy-positive home construction with unique features and enhanced amenities that would be expected of a private gated community of this caliber.

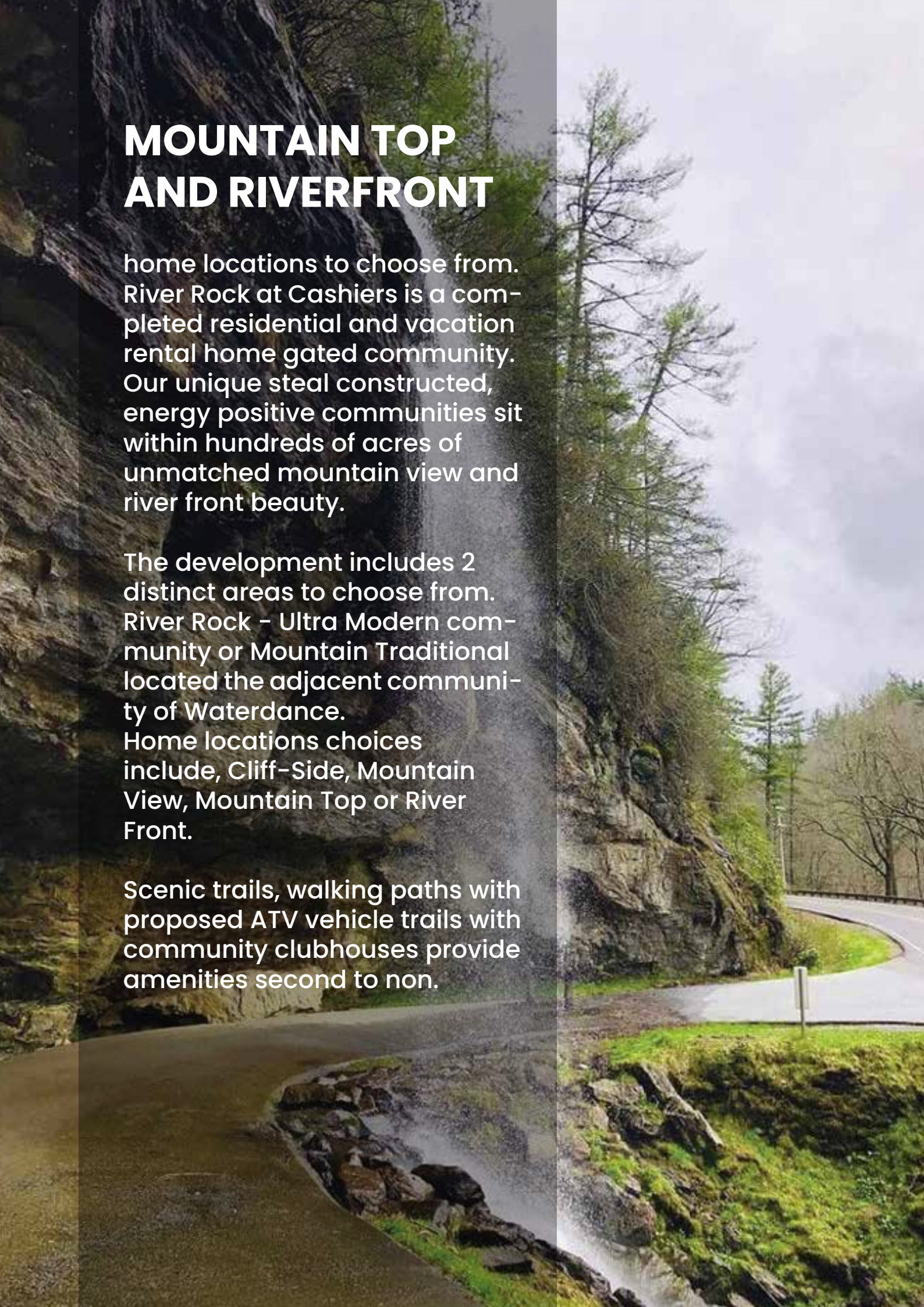
Located on the Tuckasegee River with over 4,000 ft of elevation, River Rock's central location in western North Carolina puts it within minutes of the sought-after downtown Cashiers and Highlands area of North Carolina. Close to several well-known recreational and entertainment locations including Cherokee Casino, Pigeon Forge, Gatlinburg, Dry Falls & Glenn Falls, Whiteside Mountain, Bascom Art Center, scenic hiking trails, lake recreation, skiing, as well as wineries, shopping, fine dining, and spas... the entertainment possibilities are endless.

MOUNTAIN TOP AND RIVERFRONT

home locations to choose from. River Rock at Cashiers is a completed residential and vacation rental home gated community. Our unique steal constructed, energy positive communities sit within hundreds of acres of unmatched mountain view and river front beauty.

The development includes 2 distinct areas to choose from. River Rock – Ultra Modern community or Mountain Traditional located the adjacent community of Waterdance. Home locations choices include, Cliff-Side, Mountain View, Mountain Top or River Front.

Scenic trails, walking paths with proposed ATV vehicle trails with community clubhouses provide amenities second to non.



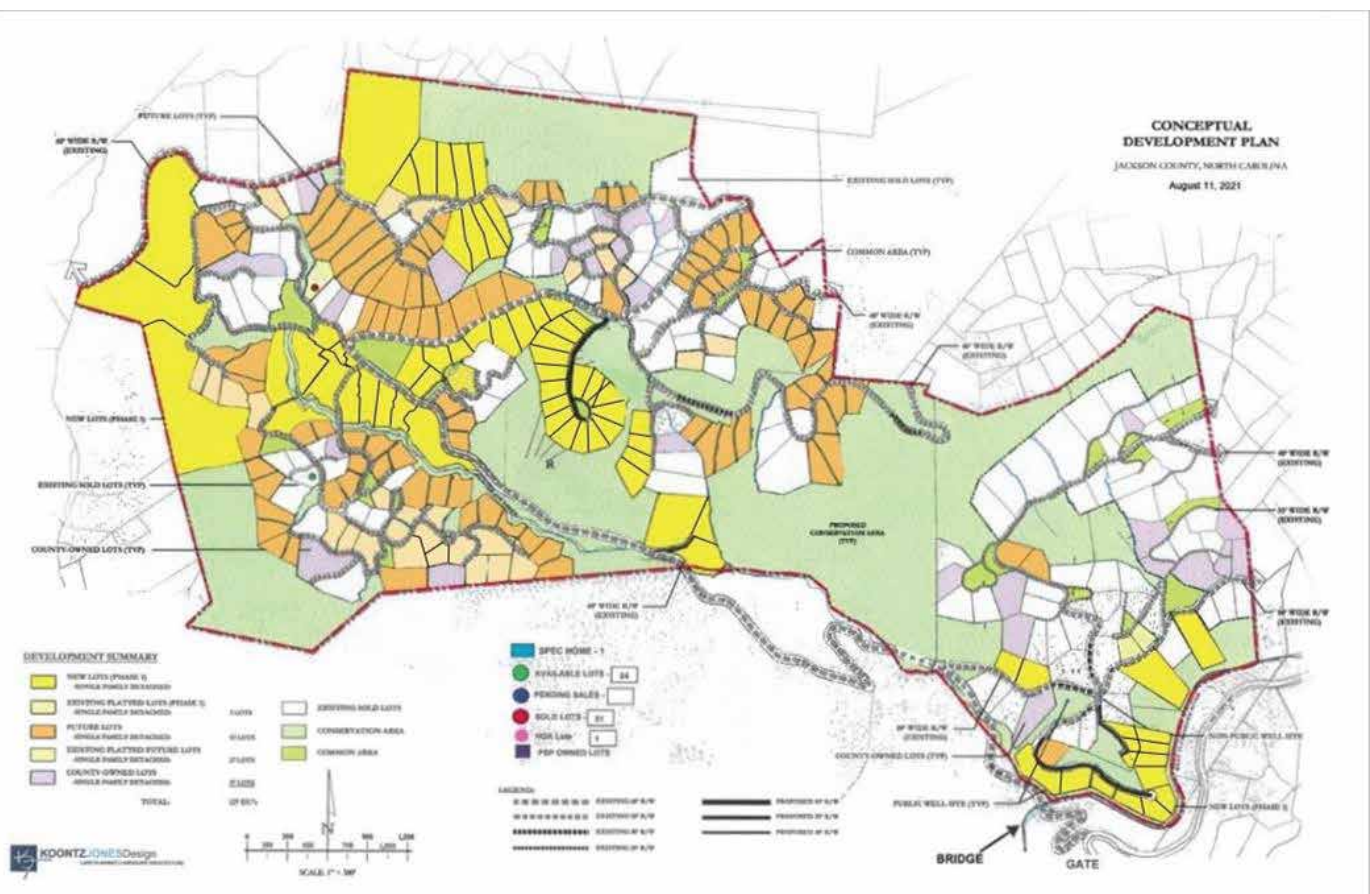
DEVELOPMENT SUMMARY

River Rock is a 400 + acre, 350 lot development located in Glenville, North Carolina. The planned development is utilizing state of the art design and energy positive home construction with unique features and amenities never seen before.

Located on the Tuckasegee River with over 4,000 feet of elevation, River Rock's central location in Western North Carolina is conveniently located minutes from downtown Cashiers and Highlands, North Carolina and close to several recreational areas including the Cherokee Casino, Pigeon Forge & Gatlinburg, ski slopes and large recreational lakes, waterfalls and scenic sites.

This location is set between the cities of Asheville, North Carolina and Greenville, South Carolina. Set in this pristine location minutes past picturesque Lake Glenville, the highest elevation lake east of the Mississippi River, known for its smallmouth fishing, public beaches, bass fishing & hidden waterfalls. This area is also well known for the beautiful fall foliage, clean air, and the peacefulness and serenity that mountain life has to offer.

Situated at 3,500+ feet above sea level, with an average summertime daily temperature of 83 degrees, River Rock is the perfect place to experience the beauty of all four seasons. This exclusive development opportunity has all the key pieces in place to build a mountain community or have your own expansive mountain retreat.



ULTRA MODERN OR MOUNTAIN TRADITIONAL HOME PLANS

Utilizing our decades of Highrise, Energy Positive commercial construction methods, Our 3 and 5 bedroom floorplans are uniquely designed for maximum Efficiency. Home architecture is designed to utilize our breathtaking mountain views as well as maximum rental income potential using maintenance free luxury finishes insuring low cost to operate. Purchasers have exterior choices are Ultra-modern or traditional exterior with adjacent waterdance community lots location strictly Traditions choices.

All homes enjoy Fresh Mountain filtrated mineralized community well water and specialized septic systems, along with state of the art maintenance free solar and hyrdro power supply systems. Homes are constructed using steel beam r-70 insulated walls, achieving the highest efficiency and strength standards. These unique standards allow each home to produce more energy than they consume allowing for excess power to be sold back to the utility company.



**5 BED
ROOM** | **RIVER ROCK
ULTRA MODERN**

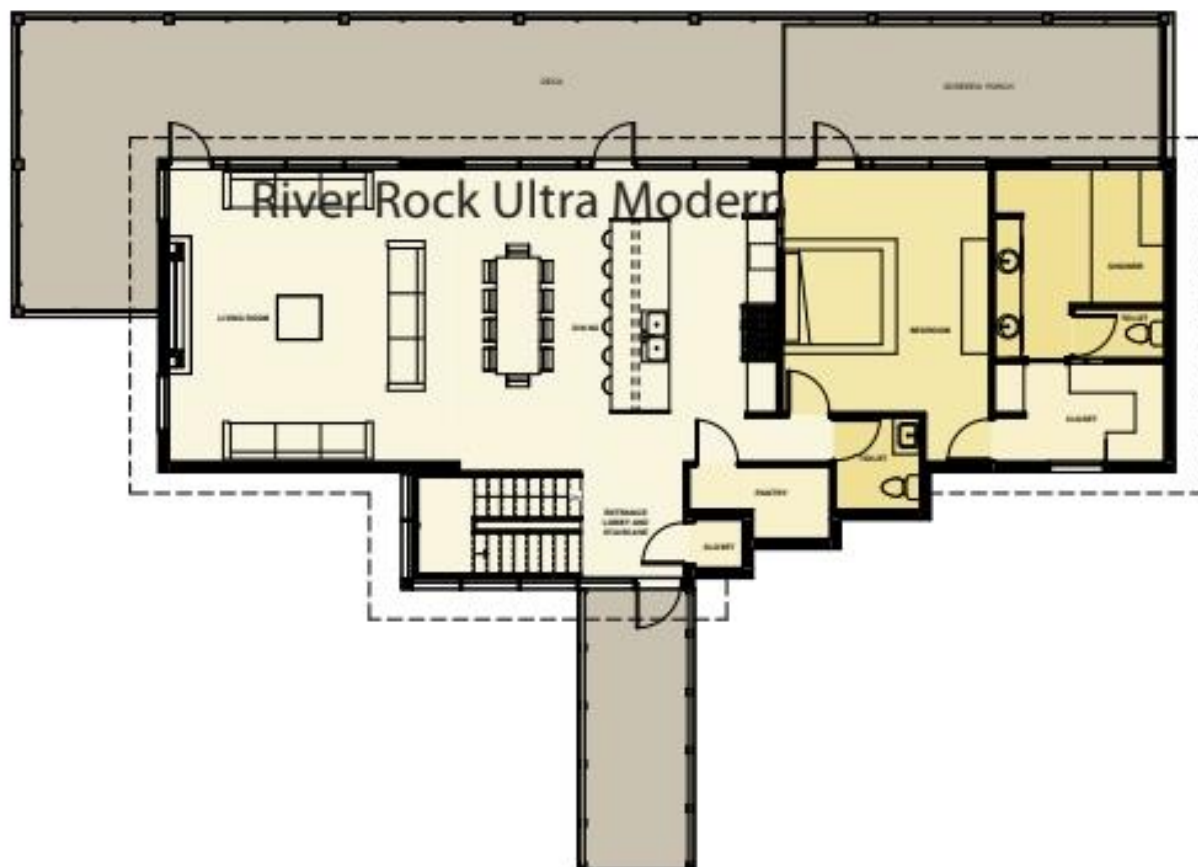


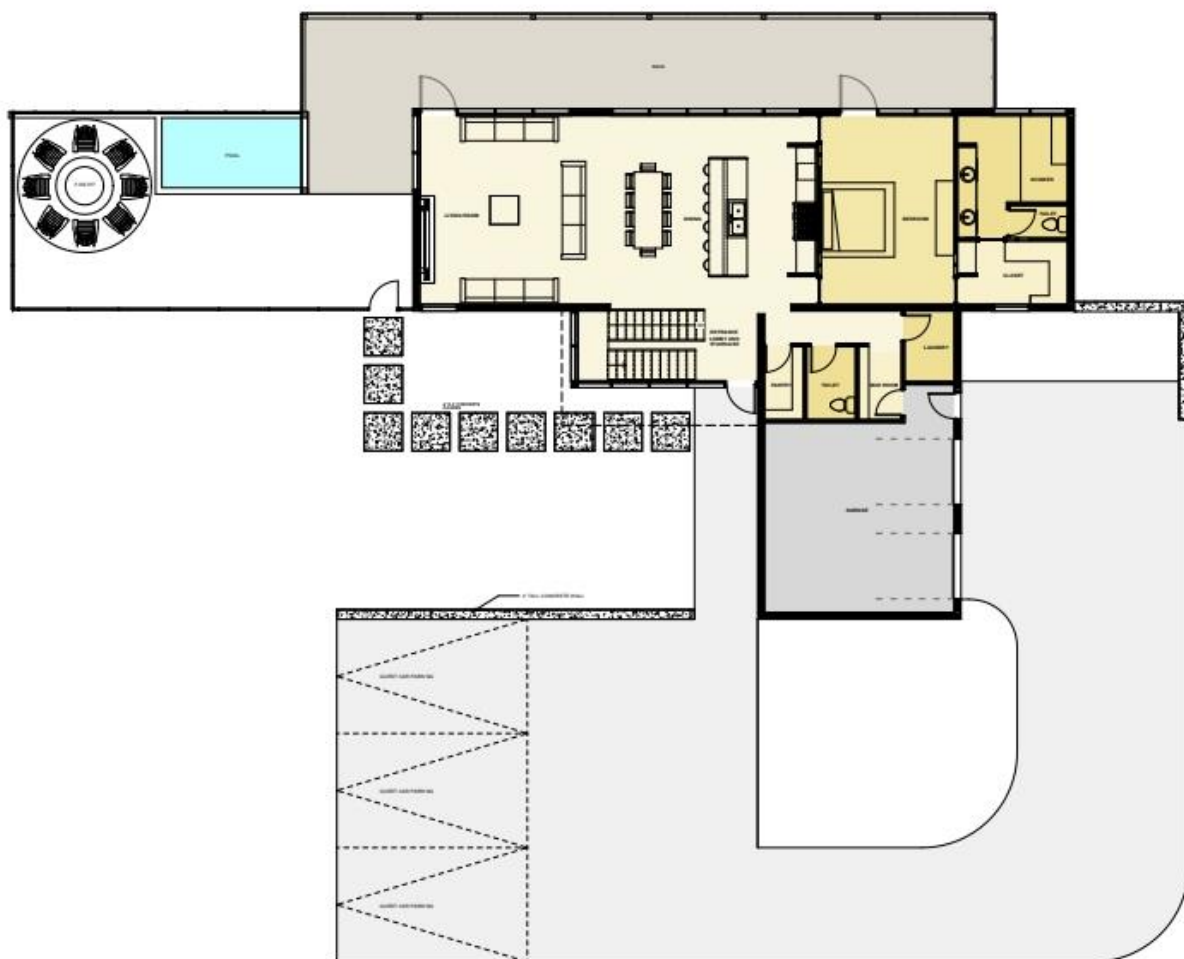


5 BEDROOM UNITS FEATURING:

- Spacious 3000 sq ft 5 Bedrooms 5 ½ Baths
- Deluxe master bedroom with luxury en suite bath
- Large secondary bedrooms accommodating 2 queen beds
- Open floorplan with spacious dining area
- Luxury kitchen and upgraded appliances
- Units sleep up to 18 guest maximizing rental ability for large families and groups.
- Heated pool with jet seating for 12
- Outdoor Firepit with cooking accessories
- 2 Levels of spacious exterior home viewing decks with access from all rooms
- Furnishing and fully decorated with all linens décor and essentials for occupancy.







A modern, multi-story house with a light beige facade and large, dark-framed windows. The house features a prominent corner design with a thick vertical column. A balcony with a glass railing is visible on the upper floor. The house is surrounded by lush greenery, including tall grasses and trees, under a clear blue sky.

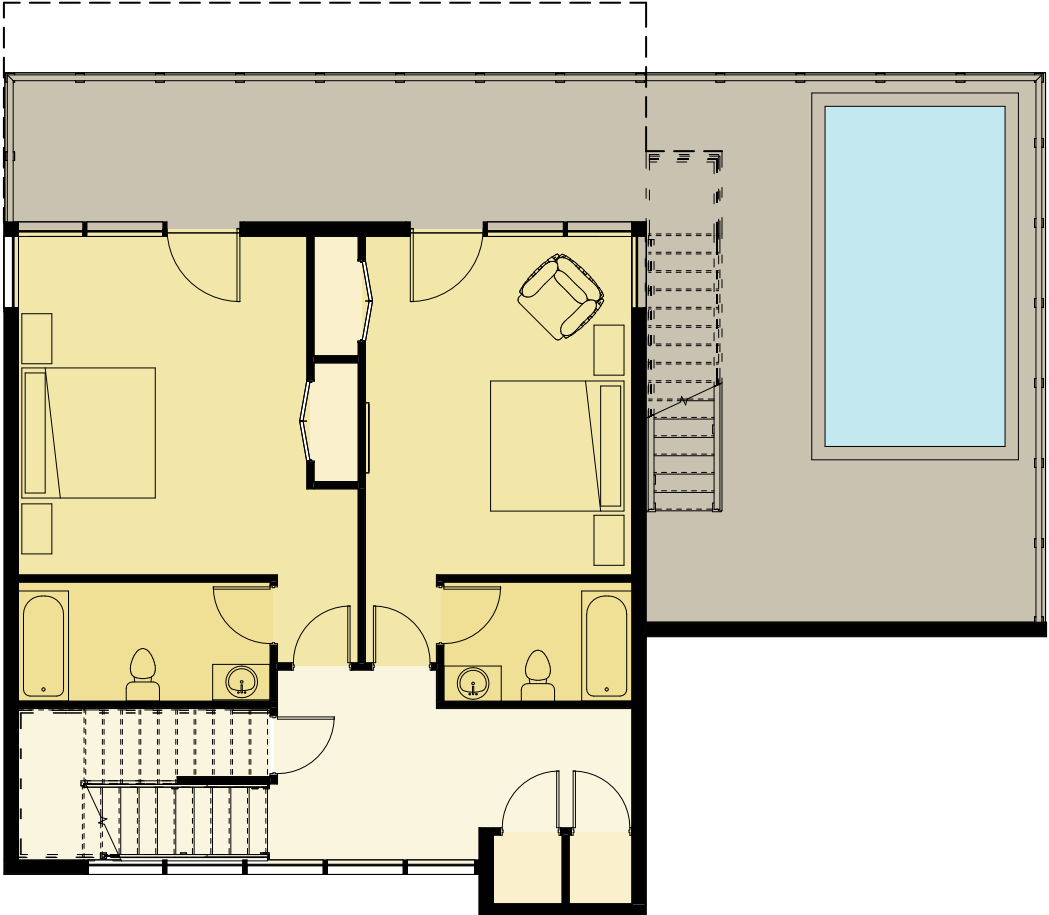
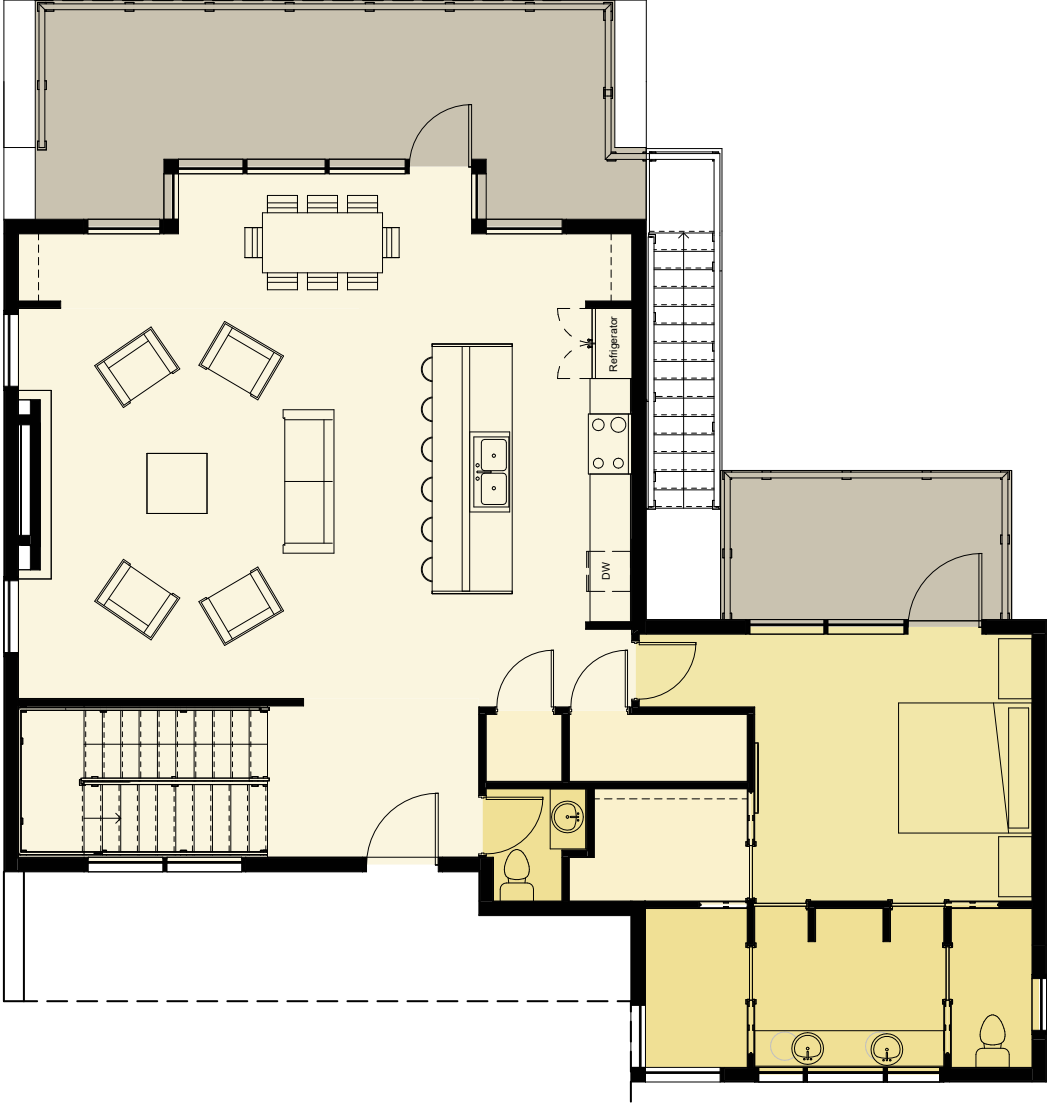
ULTRA MODERN 3 BED ROOM



3 BEDROOM ULTRA MODERN EXTERIOR







3 BEDROOM FLOORPLAN MODERN | TRADITIONAL

3 BEDROOM UNITS FEATURING:

- Spacious 1900 sq ft 3 Bedrooms 3 ½ Baths
- Deluxe master bedroom with luxury en suite bath
- Large secondary bedrooms accommodating 2 queen beds
- Open floorplan with spacious dining area
- Luxury kitchen and upgraded appliances
- Units sleep up to 12 guest maximizing rental ability for large families and groups.
- Heated pool with jet seating for 12
- Outdoor Firepit with cooking accessories
- 2 Levels of spacious exterior home viewing decks with access from all rooms
- Furnishing and fully decorated with all linens décor and essentials for occupancy.





**5 BED
ROOM**

WATERDANCE
MOUNTAIN
TRADITIONAL











3 BEDROOM

MOUNTAIN TRADITIONAL









Ultimate rental income producer

OWN THIS UNIQUE VACATION HOME WITH INCREDABLE RENTAL INCOME POTENTIAL.

Rentals home rate in the Highlands Cashiers area are at an all-time high. With high demand limited vacation homes available, rental units in this area reach \$1500.00 per night and more. Unlike other vacation destinations which are summer seasonal, This area enjoys four season rental ability. Summer, Fall, Winter and Spring. Adding the heated pool amenity on each home set our community apart by providing 4 season rental appeal.

Additional River Rock and Unit Amenities:

- On site river front private Fly Fishing and scenic trails
- Off grid Eco Modern home design appeal
- Energy Positive Solar Powered Homes
- Extra Strength, non-corrosive, steel framing construction
- Spacious 3 and 5 bedroom home designs to maximize rental income.
- Massive 12-15' Heated pool/jetseat with every home
- Outdoor Firepit with Outdoor Cooking ability
- Minutes from downtown cashiers and minutes from surrounding attractions.
- Low HOA cost and zero energy off the grid operating cost.
- Hundreds of acres of onsite scenic viewing trails hiking and waterfalls.
- Located in the Government approved OPORTUNITY ZONE, allowing for massive tax relief on all profits and income generated for 10 years or more.
- Planned Heli pad with discounted heli services from Ashville and Greenville Munciple airports.
- Planned community center with gym, spa service grilling area and weekend entertainment.

CURRENT AND PLANNED AMENITIES



COMBINE THESE POWERFUL INCENTIVES for greater ROI and impactful social gain and environmental benefits

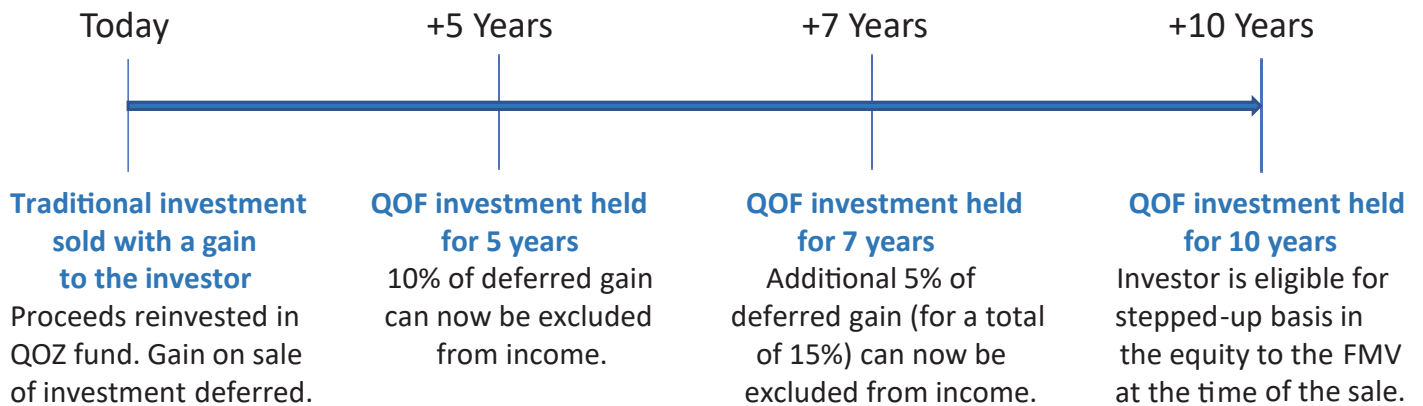
On December 22, 2017, Congress adopted legislation including Qualified Opportunity Zones as part of the Tax Cuts and Jobs Act, which provides for deferral of long-term capital gains tax and, in some cases, a significant step up in basis and elimination of long-term capital gains.

In 2015 Congress enacted one of the most powerful conservation measures in decades to landowners by:

- Raising the deduction a donor can take for donating a conservation easement to 50%, from 30%, of his or her annual income;
- Extending the carry-forward period for a donor to take a tax deduction for a conservation agreement to 15 years from 5 years; and
- Allowing qualifying farmers and ranchers to deduct up to 100% of their income, increased from 50%.



TIMELINE FOR OPPORTUNITY ZONE INVESTMENTS



Conservation Tax Credit

50% AGI deduction with carry-forward period up to 15 years

ALIGNING YOUR INVESTMENTS WITH YOUR VALUES

ENVIRONMENTAL STEWARDSHIP

A conservation easement is a tool that grants a government or charitable entity the right to restrict the development and use of property for the purpose of accomplishing certain conservation goals in perpetuity. In order for a property to be considered for a conservation easement, it must satisfy at least one conservation goal ("Conservation Purpose") as determined by U.S. Treasury Regulations. These include: habitat protection, historic preservation, outdoor recreation & education, and open space preservation.

ECONOMIC BENEFACTORS

Much like conservation easements, investment in Opportunity Zones, if thoughtfully enacted, can provide mutual benefits for both investor and community. The determination of a qualified Opportunity Zone is almost entirely based on economic data (i.e. family income, area median income, poverty rate). It does not, however, consider other factors that can be commonplace for many of the same vulnerable populations identified - namely: exposure to environmental hazards.

IMPACT INVESTORS consider this: What if investments in Opportunity Zones were targeted toward mitigating the threat of environmental hazards? More specifically, what if these mitigation investments were implemented via conservation easements with a well-established Conservation Purpose and Public Benefit?

Viewing the mitigation of environmental hazards as a vehicle for Public Benefit would allow for more socially and economically impactful conservation easements. Collectively, this particular type of analysis and investment could open the door to substantial quality-of-life improvements throughout many underserved communities - communities that would otherwise continue to be overlooked, marginalized and misunderstood.

INCOME APPROACH ESTIMATES

One of the greatest areas in the nation for rental income generation. With 4 seasons of vacationers, rental income projections exceed even ocean front properties.

Ask about our pre-construction sale with massive savings for the first 20 purchasers.

Rental 5br estimates	
price	\$2,400,000
down payment	20%
total down	\$480,000
finance	\$1,920,000
rate	6.50%
payment	\$12,500
months	12
annual mortgage cost	\$150,000
annual hoa	\$1,500
insurance	\$16,000
rental mang	\$25,000
total annual cost to operate	\$192,500
annual rental gross	\$255,000
(at only 65% occupancy)	
net rental profits	\$62,500
Rental 3br estimates	
price	\$1,400,000
down payment	20%
total down	\$280,000
finance	\$1,120,000
rate	6.50%
payment	\$7,300
months	12
annual mortgage cost	\$87,600
annual hoa	\$1,500
insurance	\$11,000
rental mang	\$15,000
total annual cost to operate	\$115,100
annual rental	\$155,000
(at only 65% occupancy)	
net rental profits	\$39,900

EXCLUSIVE TWO-UNIT PACKAGE: ELEVATE YOUR INVESTMENT POTENTIAL

PACKAGE INCLUDES:

- Exclusive premium ultra-modern energy-positive, 5 Bedroom 5.5 Bath home.
- A stylish 3 Bedroom 3 Bath home.
- See unit details for more information.

SPECIAL OFFER:

The purchase of these 2 units together comes at a remarkable 25% reduced price.

UNLOCK MAXIMUM RENTAL INCOME:

- Estimated annual income for the 5-bedroom unit: \$152,000.00 at 49% occupancy.
- Estimated annual income for the 3-bedroom unit: \$74,000.00 at 49% occupancy.
- Note: Each home includes a heated pool/jet, estimated to increase occupancy by an additional 25%, allowing for increased income potential.

5 BEDROOM 5 BATH

Appraised	value
sq ft	3000
Est appraisal per ft	\$800.00
Total Value	\$2,400,000.00
Reduced sales price %	25%
Total discount	\$600,000.00
New Sales Price	\$1,800,000.00

3 BEDROOM 3 BATH

Appraised	value
sq ft	1824
Est appraisal per ft	\$800.00
Total Value	\$1,459,200.00
Reduced sales price %	25%
Total discount	\$364,800.00
New Sales Price	\$1,094,400.00





Cashiers River Rock LLC

is an esteemed collective of developers, architects, and engineers, renowned for their extensive expertise and rich history in the field. With decades of experience, our team comprised of SfL+a Architects, Bluewater Development and IBX Services has successfully completed a diverse array of projects, encompassing commercial high-rises, educational institutions, office complexes, as well as residential properties, including both single-family homes and multifamily units. Our portfolio reflects our commitment to excellence, innovation, and the successful realization of complex architectural and engineering endeavors.



**WITHIN CLOSE
PROXIMITY**



**TO WORLD CLASS
ENTERTAINMENT**



SITE LOCATION

ADDRESS

**79 STATE ROUTE 107
MUNICIPALITY CASHIERS,
NORTH CAROLINA**

PARCEL ID

7556-62-5870

APPROXIMATE ACREAGE

400± ACRES

CURRENT USE

VACANT / RESIDENTIAL

ZONING

MAJOR SUBDIVISION

WATER/SEWER

WATER WORKS LLC

ELECTRICITY

DUKE ENERGY

AVAILABLE

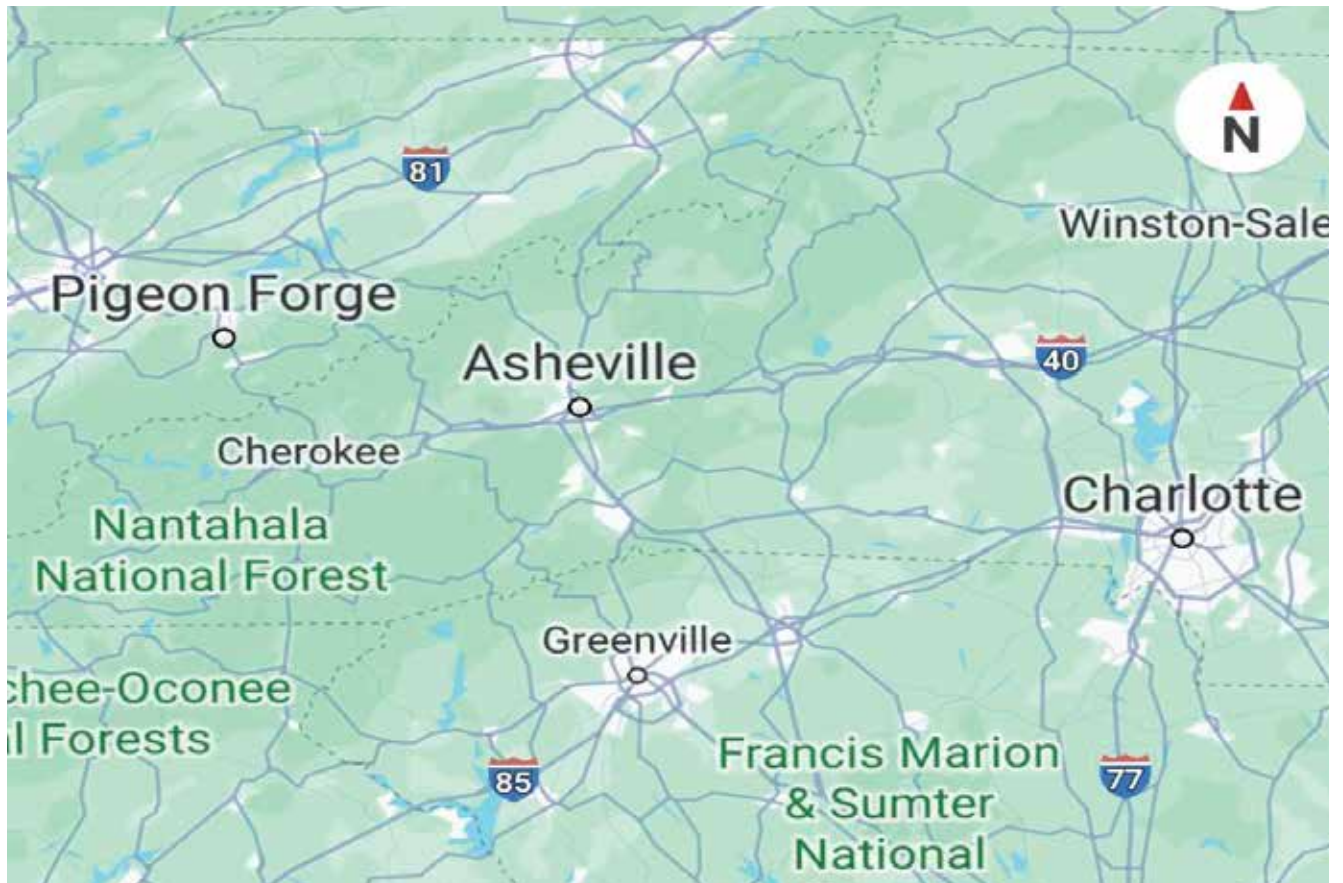
IMMEDIATELY

PROJECT SIZE

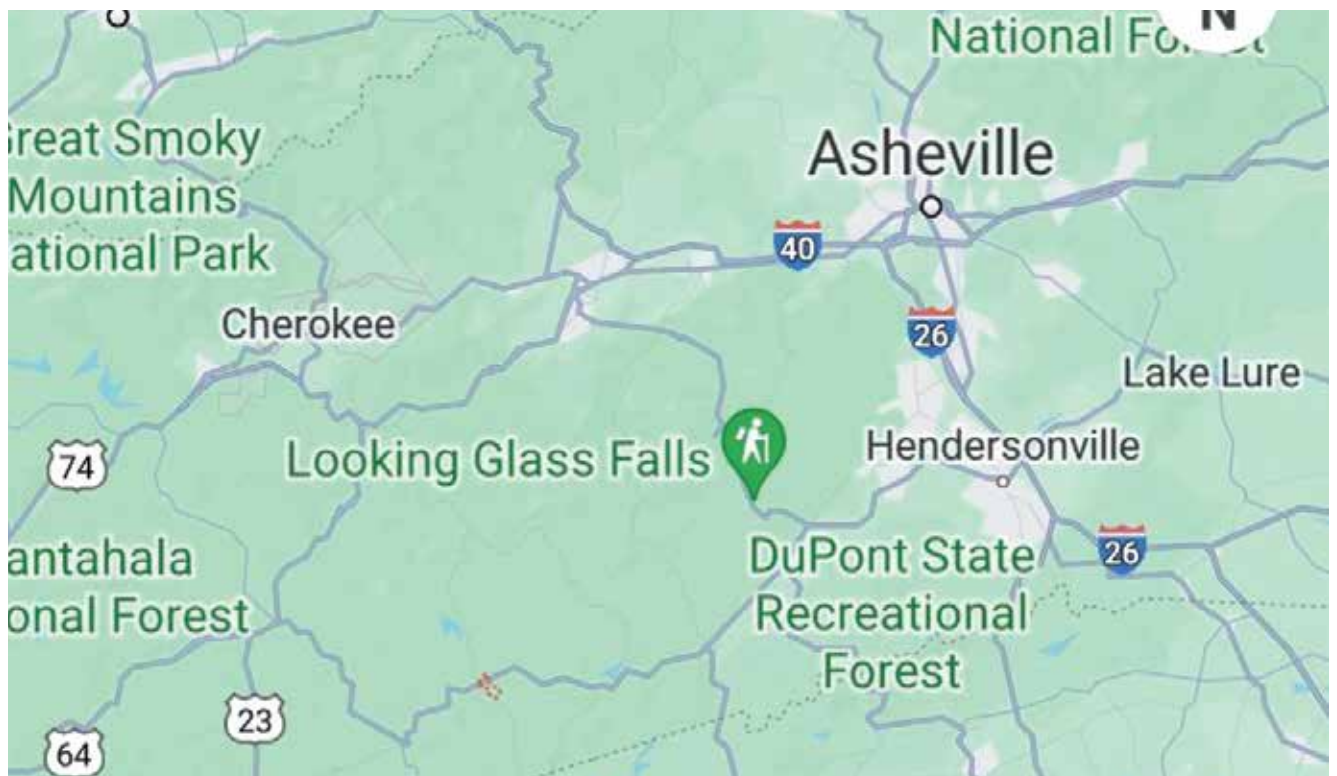
175 SINGLE-FAMILY LOTS

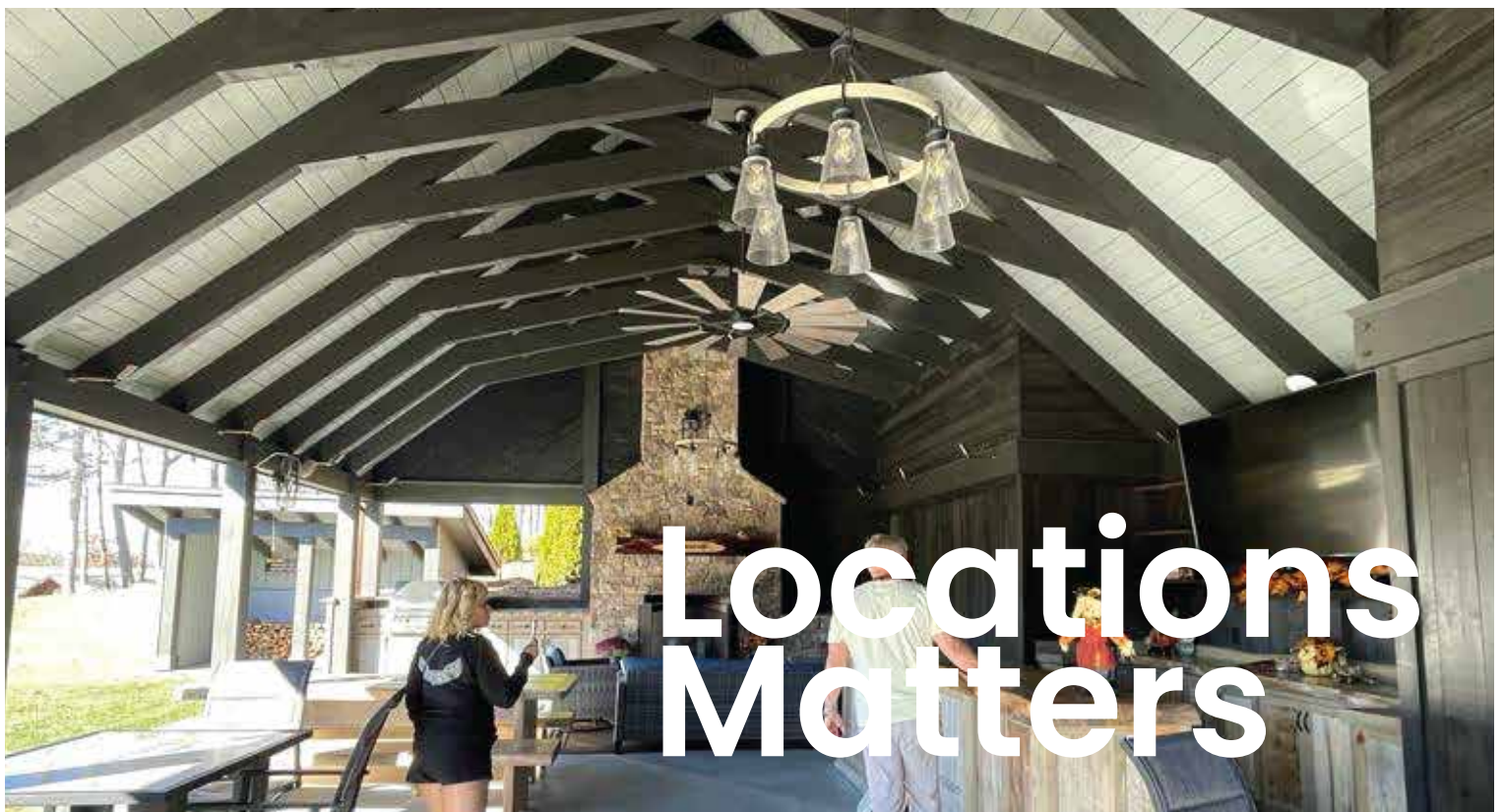
PRICING GUIDANCE

Lot Home Combination Only



RIVER ROCK MAP LOCATION









A NEW LEGENDARY
VACATION HOME DESTINATION