



Construction Proposal

**Lot 01 Chappell,
Leland, NC**



**PROPERTY IS OVER 1
ACRE!**

This project consists of the construction of a new two-story single-family residence with an attached garage at Lot 01 Chappell Loop Rd. in Leland, North Carolina. The development plan has been intentionally structured to streamline horizontal work, secure timely permitting, and initiate vertical construction without delay. The overall objective is to move efficiently from development to full vertical operations in alignment with funding milestones and construction scheduling.



Scope and Specifications

The scope of work for the property located at **Lot 01 Chappell Loop Rd., Leland, North Carolina** consists of the acquisition of the subject lot; coordination and completion of all necessary land development activities, including municipal utility connections and site preparation; procurement of all required permits and governmental approvals; and the construction of a new two-story single-family residence with attached garage in accordance with approved plans, applicable building codes, and regulatory requirements. The work further includes management and supervision of all horizontal and vertical construction activities, scheduling and coordination of subcontractors and inspections, and completion of all improvements necessary to obtain a Certificate of Occupancy. Upon completion of construction, the scope includes marketing, sale, and final closeout of the residence, including execution of closing documents and delivery to the end purchaser.



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ACRE!**



The "Brook" House Plan

➤ First Floor Layout

The main level includes:

- Covered front porch entry
- Dedicated den/home office
- Open living area connected to dining space
- Kitchen with center island
- Walk-in pantry and butler's pantry
- Powder room
- Laundry room with utility access
- Mudroom/drop zone connecting garage entry
- Attached garage

➤ Second Floor Layout

The upper level includes:

- Primary bedroom suite with:
 - En-suite master bathroom
 - Walk-in closet (WIC)
- Two additional bedrooms
- Shared full bathroom
- Loft/flex space
- Attic storage areas



OnRoc Capital CONTACT

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Property Info

Lot 01 Chappell Loop Rd.
Leland, NC

3Bed/3Bath- 2400 Sq Ft
2 Story, Single Family

APV: \$550,000.00

REFERENCES

Bernard Miller
President

910-800-9682

Build@OnRocHomes.com

Jeremiah Miller
Vice-President

614-774-1349

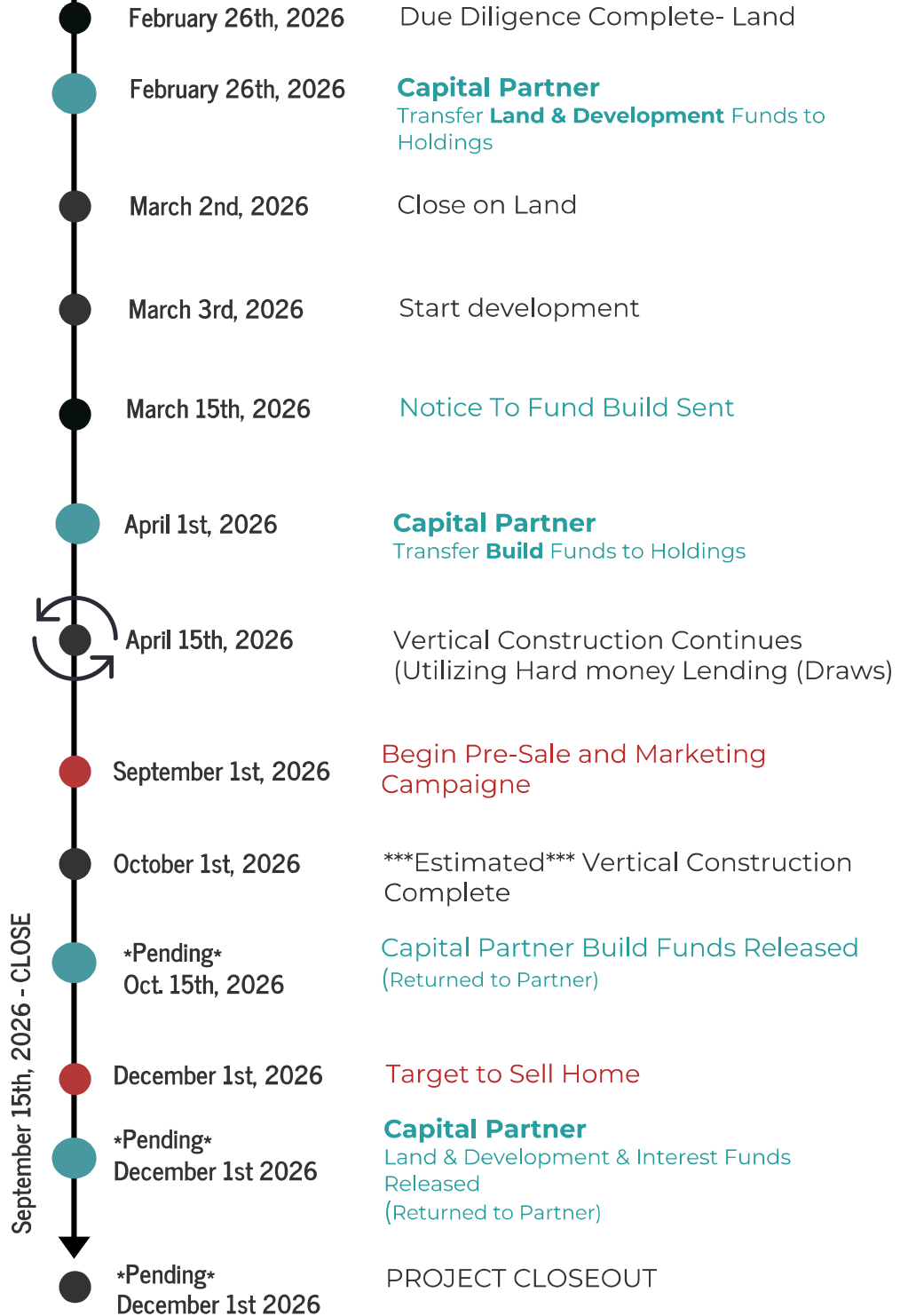
JMiller@OnRocHomes.com

Lot 01 Chappell Loop Rd.

Project Planner



Schedule



ALL Dates are estimates and
subject to change.



Project Team and Key Personnel



Bernard Miller
Land & Development
Executive



Jeremiah Miller
Vertical Project
Executive



Jennifer Miller
Sales

The project team shall include Bernard Miller and Jeremiah Miller as principal project leads. Bernard Miller shall oversee land acquisition, development coordination, and overall project administration, and Jeremiah Miller shall oversee vertical construction operations, subcontractor coordination, and field supervision.

Clover Group Inc., as the owner of OnRoc Homes Inc., shall maintain and possess all required contractor licenses, registrations, and qualifications necessary to lawfully perform and supervise the work described herein in accordance with applicable state and local regulations