

# WhistlePeace

LAKEFRONT COMMUNITY



The greatest value, shared amenities, and better collaborative spaces.

# WhistlePeace

KENTUCKY

VIRGINIA

TENNESSEE

Great Smoky Mountains Association  
Nantahala National Forest

Young Forest

GEORGIA

HICKORY • NORTH CAROLINA

SOUTH CAROLINA

Grandfather Mountain

Linville Caverns

Biltmore House

North Carolina Arboretum

Asheville

Chimney Rock State Park

Carl Sandburg Home NHS

Boone  
Wilkesboro

Hickory

Charlotte

- Discovery Place
- Billy Graham Library
- The Mint Museum
- NASCAR Hall of Fame

Guilford Courthouse NMP

High Point

NORTH CAROLINA

Greenboro

North Carolina Zoo

Museum of Life and Science

- Museum of Art
- Museum of History
- Museum of Natural Sciences

Raleigh

Greenville

Moore's Creek

Wilmington

Battleship North Carolina

- Fort Fisher State Historic Site
- North Carolina Aquarium at Fort Fisher

# Whistle Peace

Experience this unique, inspiring, lakefront property re-designed for collaboration and connection.



## PHASE ONE

- PURCHASE BACK THE AVAILABLE WHISTLE PEACE PROPERTIES IN 2023
- WALKING TRAILS FOR THE NEIGHBORHOOD
- REMODEL 1226 FOR USE AS COMMUNITY CLUBHOUSE



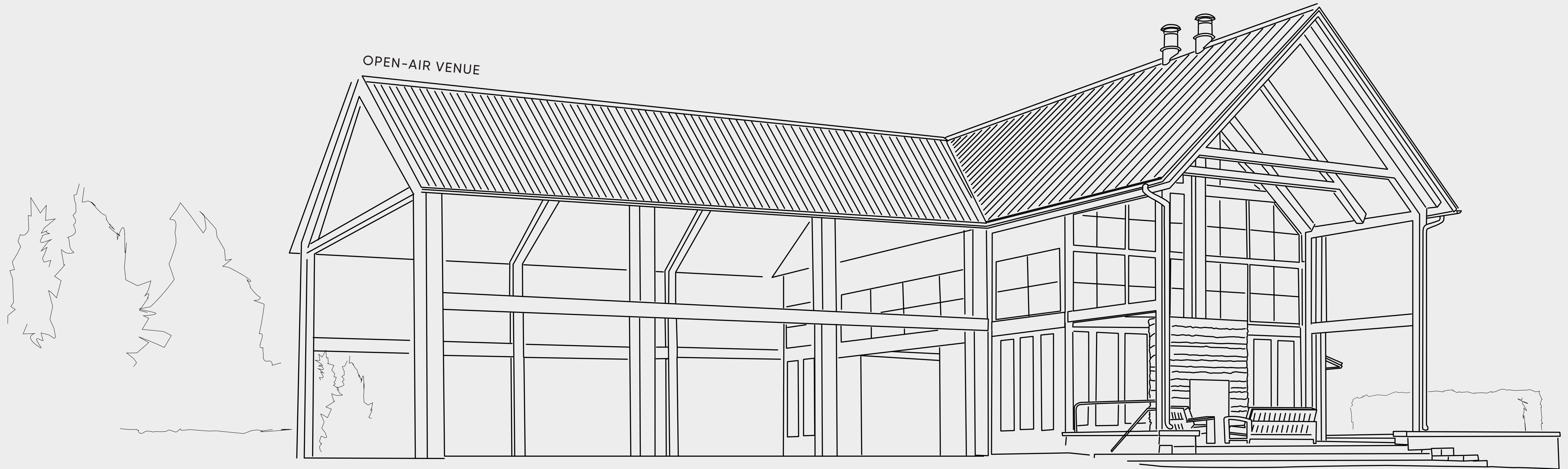


GREENHOUSE  
WALKWAY

CLUBHOUSE BUDGET OVERVIEW

	2023	2024
<b>Getting Started</b>		
Setup Corporation and Bank Refinance	-\$60,000.00	
Closing Cost	-25,000.00	
Lawyer + Accountant	-\$4,000.00	-\$3,000.00
Trademarks	-\$5,000.00	
<b>TOTAL</b>	<b>-\$94,000.00</b>	<b>-\$3,000.00</b>
<b>Home Expenses</b>		
Estimated Mortgage Payment @ \$2000	-\$24,000.00	-\$24,000.00
Annual Property Taxes	-\$3,500.00	-\$3,500.00
Home Warranty	-\$1,000.00	-\$1,000.00
Home Insurance	-\$1,800.00	-\$1,800.00
Renter's Insurance	-\$119.00	-\$119.00
Duke Power/Water	-\$2,580.00	-\$2,580.00
Trash	-\$756.00	-\$756.00
Internet	-\$1,080.00	-\$1,080.00
<b>TOTAL HOME EXPENSES</b>	<b>-\$34,835.00</b>	<b>-\$34,835.00</b>
<b>Remodel</b>		
Septic Tank Upgrade (adds bedroom to listing)	-\$15,000.00	
Romantic Suite (Detached Garage)	-\$14,000.00	
Family Suite (Basement)	-\$2,000.00	
Paint Interior and Carpet (Main House)	-\$2,200.00	-\$3,000.00
Bathroom Remodel (Basement)	-\$3,500.00	
Roof Repair (Possible Home Insurance Claim)	-\$3,000.00	
Kitchen Island + Sink Repair	-\$1000.00	
Bar / Kitchen Remodel (Basement)		
Wood Wall Build-in (Basement)		
Stained Concrete Floor Finish (Basement)		-\$8,000.00
80' x 6' HIGH WALL (480 SQFT)	-\$2,400.00	
35' x 10' HIGH WALL (350 SQFT)	-\$1750.00	
60' x 6' HIGH WALL (360 SQFT)	-\$1800.00	
53' x 13' Concrete Patio (690 SQFT)	-\$4,500.00	
5 FT Wide Concrete Steps (700 @ 60LBS)		-\$3,800.00
2 FT Wide Concrete Steps (360 @ 60LBS)	-\$1,900.00	
Perennial Ryegrass Lawn Seeding	-\$250.00	
Landscaping + Plants + Bushes	-\$2,200.00	
Additional Outdoor Concrete + Tile 1,689 tiles		-\$31,000.00
Awnings + Botanical Garden Green House		-\$27,000.00
<b>TOTAL REMODEL COST</b>	<b>-\$55,500.00</b>	<b>-\$72,800.00</b>
<b>Marketing + Advertising</b>		
Google Adwords @ \$1500/mo (Charlotte Raleigh Travelers)	-\$15,000.00	-\$20,000.00
Facebook Boost (Launch Campaigns)	-\$2500.00	
Summer Event Billboard (4 week campaign)	-\$4650.00	
<b>TOTAL MARKETING EXPENSES</b>	<b>-\$22,150.00</b>	<b>TBD</b>





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**PHASE TWO** • FARM CONSTRUCTION OF BARN / EVENT SPACE

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**LETS CONNECT** • WE ARE GLAD TO SHARE OUR PRO-FORMA

DAVID SCOTT DINNING • JESSE SHANE FISHER