



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 community.

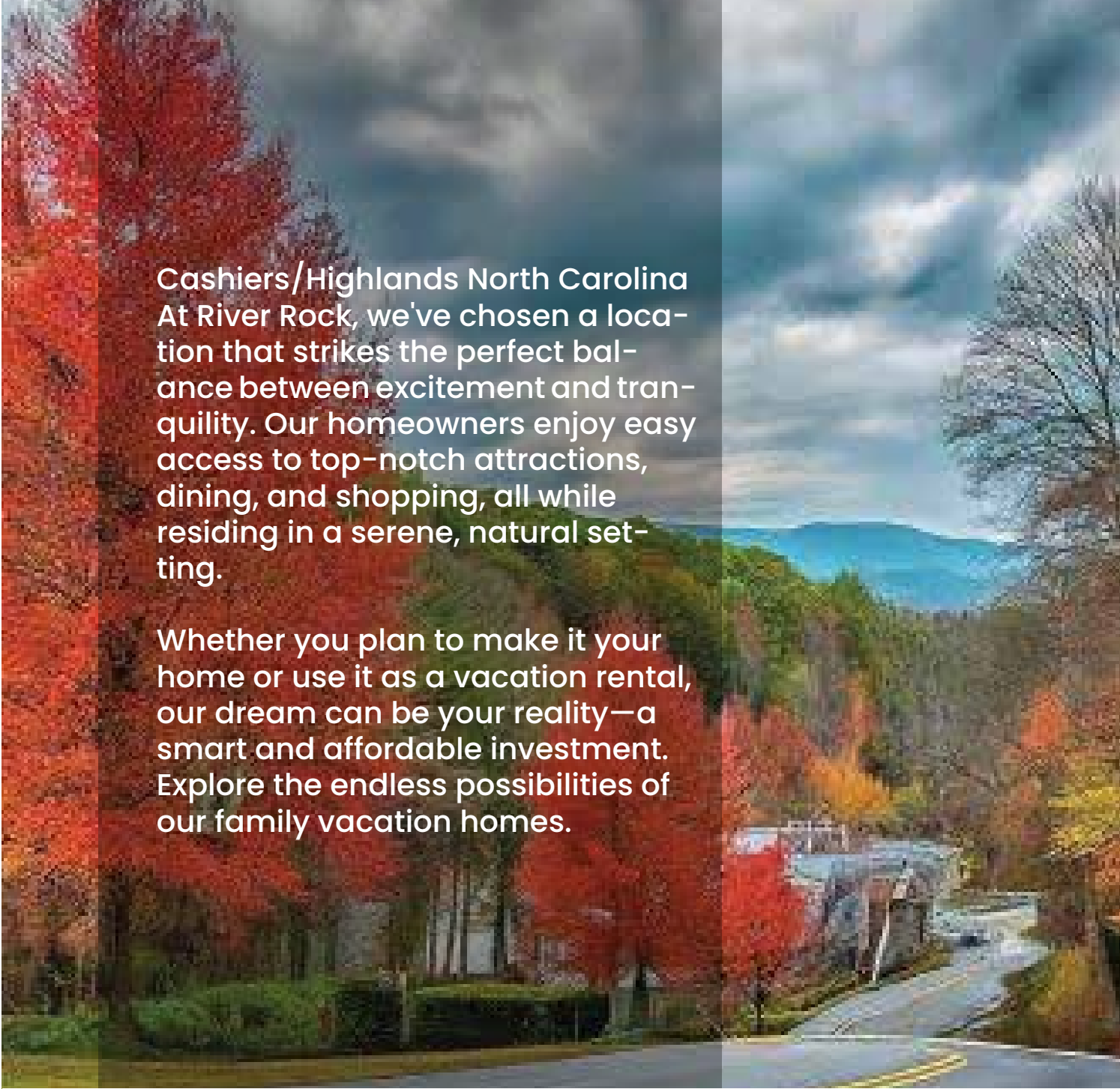
This exclusive, gated mountain-top community offers, fly fishing riverfront with spectacular mountain view homes located in the heart of the renowned towns of Cashiers and Highland North Carolina.

Experience the epitome of luxury nestled within this mountain paradise.





Welcome To Your
Dream Luxury
Vacation Home Destination



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 350 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.

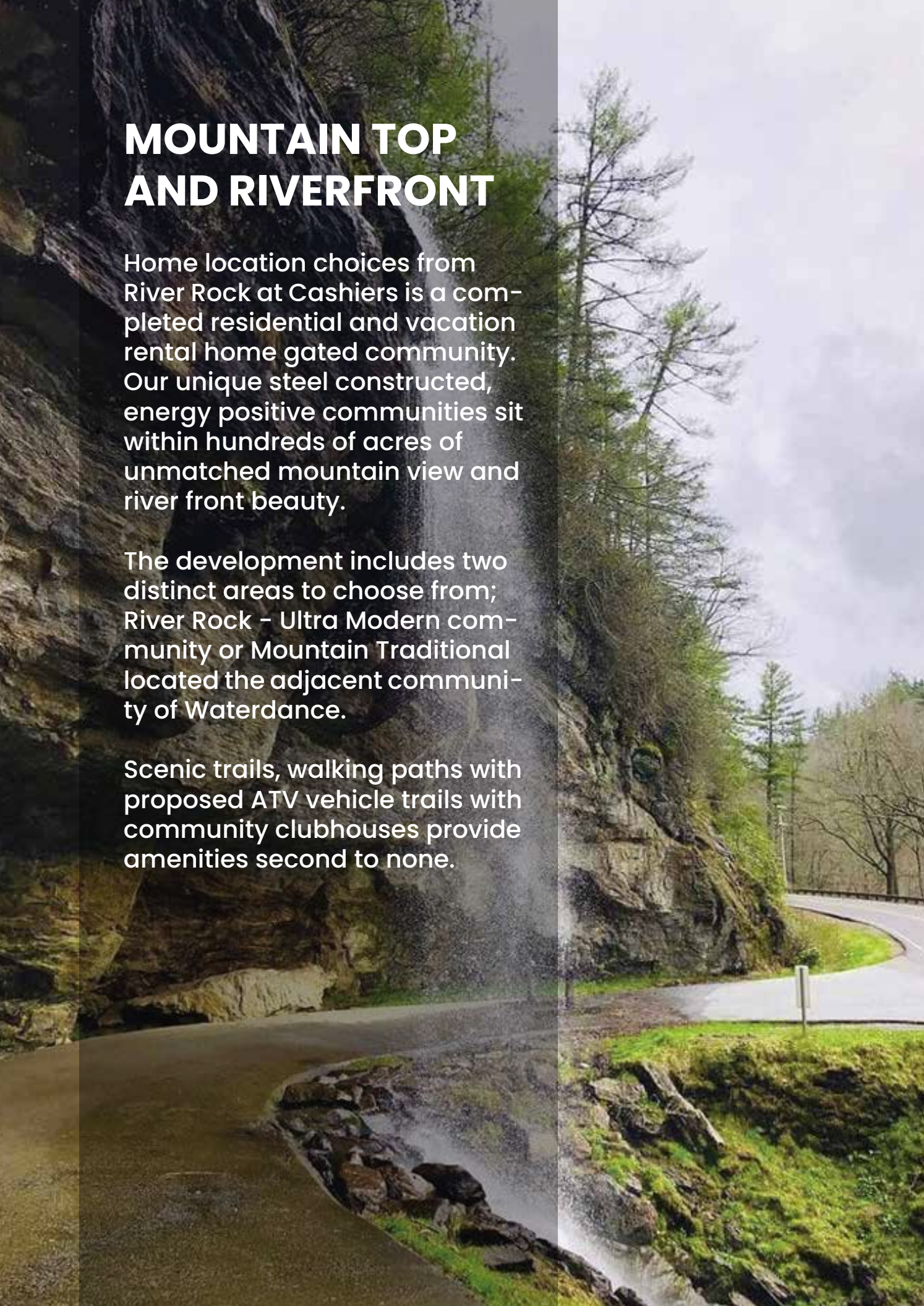
Located on the Tuckasegee River with over 4,000 ft of elevation, River Rock's central location in western North Carolina puts it within minutes of the sought-after downtown Cashiers and Highlands area of North Carolina. Close to several well-known recreational and entertainment locations including Cherokee Casino, Pigeon Forge, Gatlinburg, Dry Falls and 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 location choices from River Rock at Cashiers is a completed residential and vacation rental home gated community. Our unique steel constructed, energy positive communities sit within hundreds of acres of unmatched mountain view and river front beauty.

The development includes two distinct areas to choose from; River Rock – Ultra Modern community or Mountain Traditional located the adjacent community of Waterdance.

Scenic trails, walking paths with proposed ATV vehicle trails with community clubhouses provide amenities second to none.



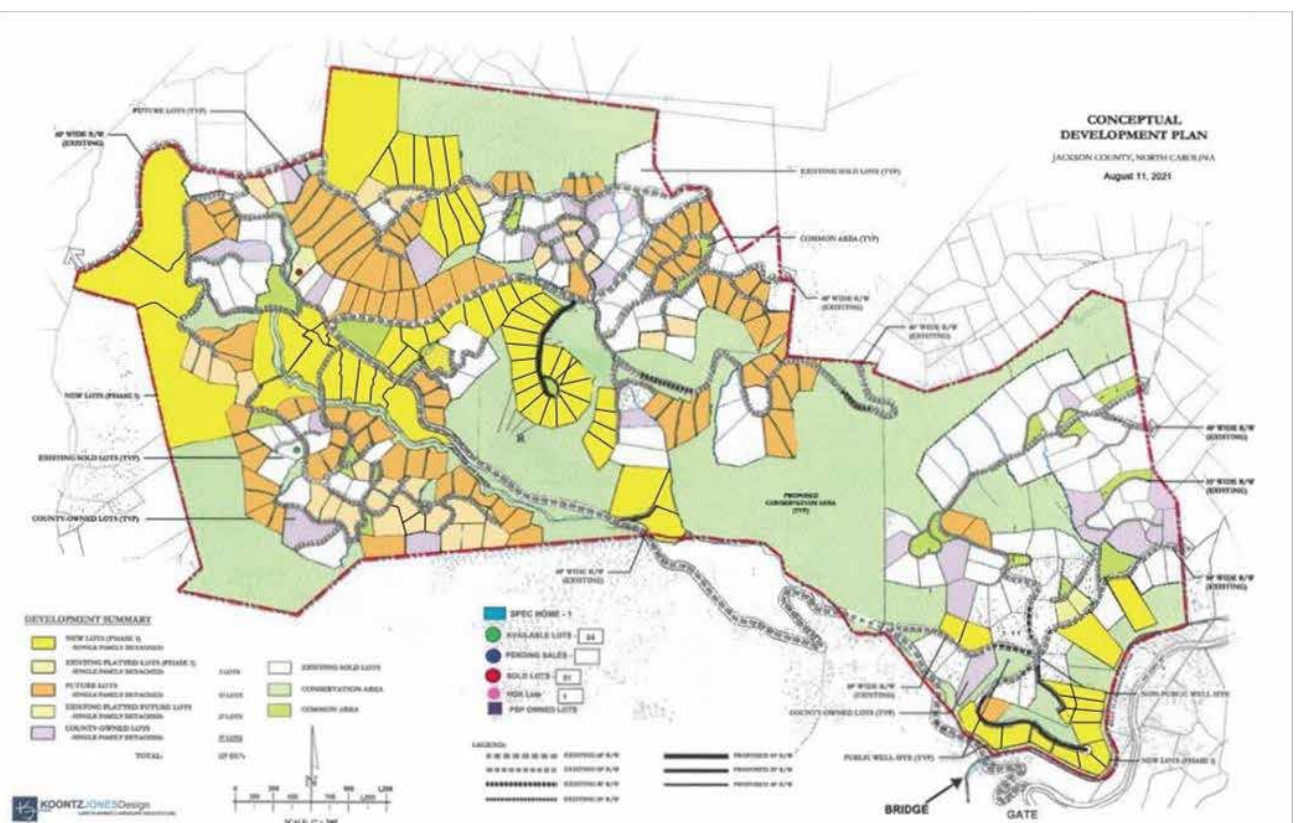
DEVELOPMENT SUMMARY

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 and 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 a choice of exterior finishes, which include ultra modern or mountain traditional.

All homes enjoy fresh mountain filtrated mineralized community well water and specialized septic systems, along with state of the art maintenance free solar and hydoro 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**

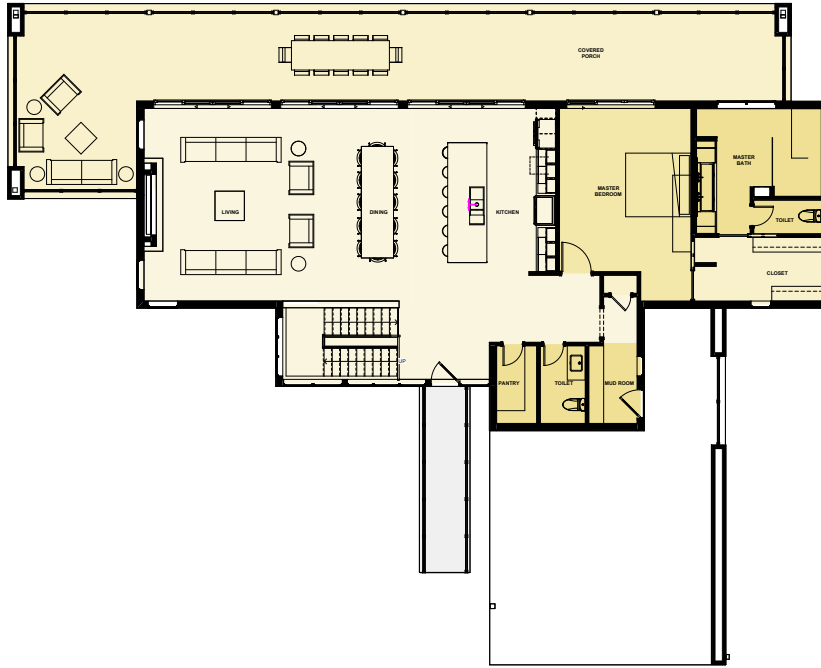




5 BEDROOM HOMES FEATURING:

- Spacious 3300 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
- Homes sleep up to 18 guests maximizing rental ability for large families and groups
- Heated pool with jet seating for 12
- Outdoor fire pit with cooking accessories
- 2 Levels of spacious exterior home viewing decks with access from all rooms
- Complete furniture, linens, dining/cooking equipment, and decor rental package included





HEATED - 3650.65 SF
UNHEATED - 2656.2 SF

1 MAIN LEVEL
SCALE: 1/8" = 1'-0"



SCHEMATIC DESIGN SET

CASHIERS HOUSING
CASHIERS HOUSING
79 STATE ROUTE 107
MUNICIPALITY CASHIERS
NORTH CAROLINA

PROJECT #	00000000
AUTHOR	NCO
CHECKED BY	SBP
DATE	© 2014 sf+a Architects, PA All Rights Reserved
MAIN LEVEL - PRESENTATION	

A-106



HEATED - 3650.65 SF
UNHEATED - 2656.2 SF

1 LOWER LEVEL
SCALE: 1/8" = 1'-0"

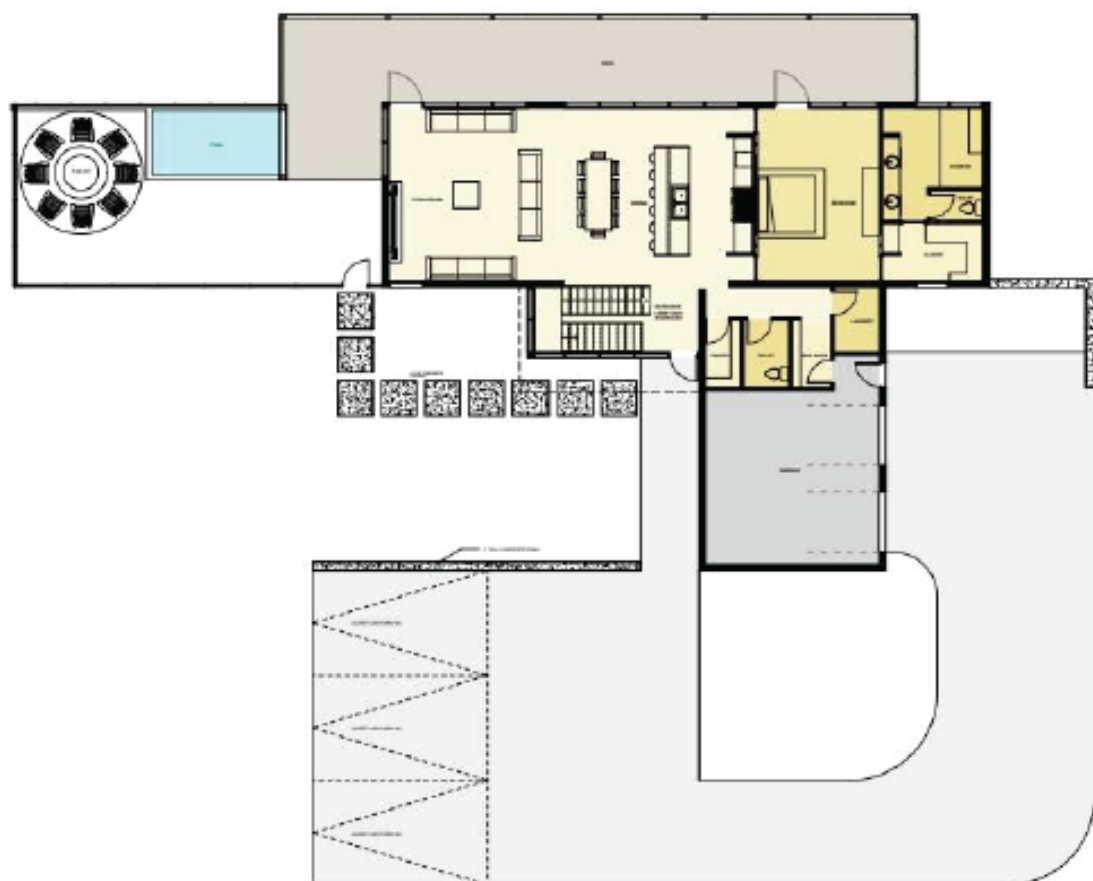


SCHEMATIC DESIGN SET

CASHIERS HOUSING
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79 STATE ROUTE 107
MUNICIPALITY CASHIERS
NORTH CAROLINA

PROJECT #	00000000
AUTHOR	NCO
CHECKED BY	SBP
DATE	© 2014 sf+a Architects, PA All Rights Reserved
LOWER LEVEL - PRESENTATION	

A-105



UPPER LEVEL
 SCALE: 1/8" = 1'-0"
 DATE: 07/17/12



LOWER LEVEL
 SCALE: 1/8" = 1'-0"
 DATE: 07/17/12

A modern, two-story house with a light beige facade and large, dark-framed windows. The house features a prominent balcony on the upper level with a glass railing. The building is set against a clear blue sky, with green trees and tall grass in the foreground. The text "ULTRA MODERN 3 BED ROOM" is overlaid in white, bold, sans-serif font on a semi-transparent dark grey background.

ULTRA MODERN 3 BED ROOM



3 BEDROOM ULTRA MODERN EXTERIOR





3 BEDROOM HOMES FEATURING:

- Spacious 1950 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
- Homes sleep up to 12 guests 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
- Complete furniture, linens, dining/cooking equipment, and decor rental package included





**5 BED
ROOM**

WATERDANCE
MOUNTAIN
TRADITIONAL











3 BEDROOM

MOUNTAIN TRADITIONAL











THE VILLAGE AT RIVER ROCK

AFFORDABLE LUXURY MOUNTAIN HOMES
LOCATED WITHIN THE CASHIERS RIVER ROCK
GATED COMMUNITY.



CASHIERS RIVER CLUB NATURE TRUST...

this is your invitation to become a Founding Member of the New Village at Cashiers River Rock.

Located within the beautiful Cashiers River Rock Luxury Home estate,, The village at river rock offers world class amenities, gated security, at affordable prices.

Nestled along streams, waterfalls with river front and mountaintop access, The Village offers 1,2,3,4,5 bedroom traditional and ergonomic mountain home plans from 890 sq ft to 2300 sq ft.

The village has is own community with privacy appeal. ½ acre lot sizes allow for privacy with 4-7 home mini community areas. Each with its own amenity area including community firepit, Heated pool, amenity wellness center.

Within 4 season vacation destination location, Rental demand at an all time high, and massives pricing discount savings, The Village is the Best mountain home value opportunity the Highlands Cashiers area has seen in years.

Become a founding member by reserving your home today Prices start from \$599.000.00...

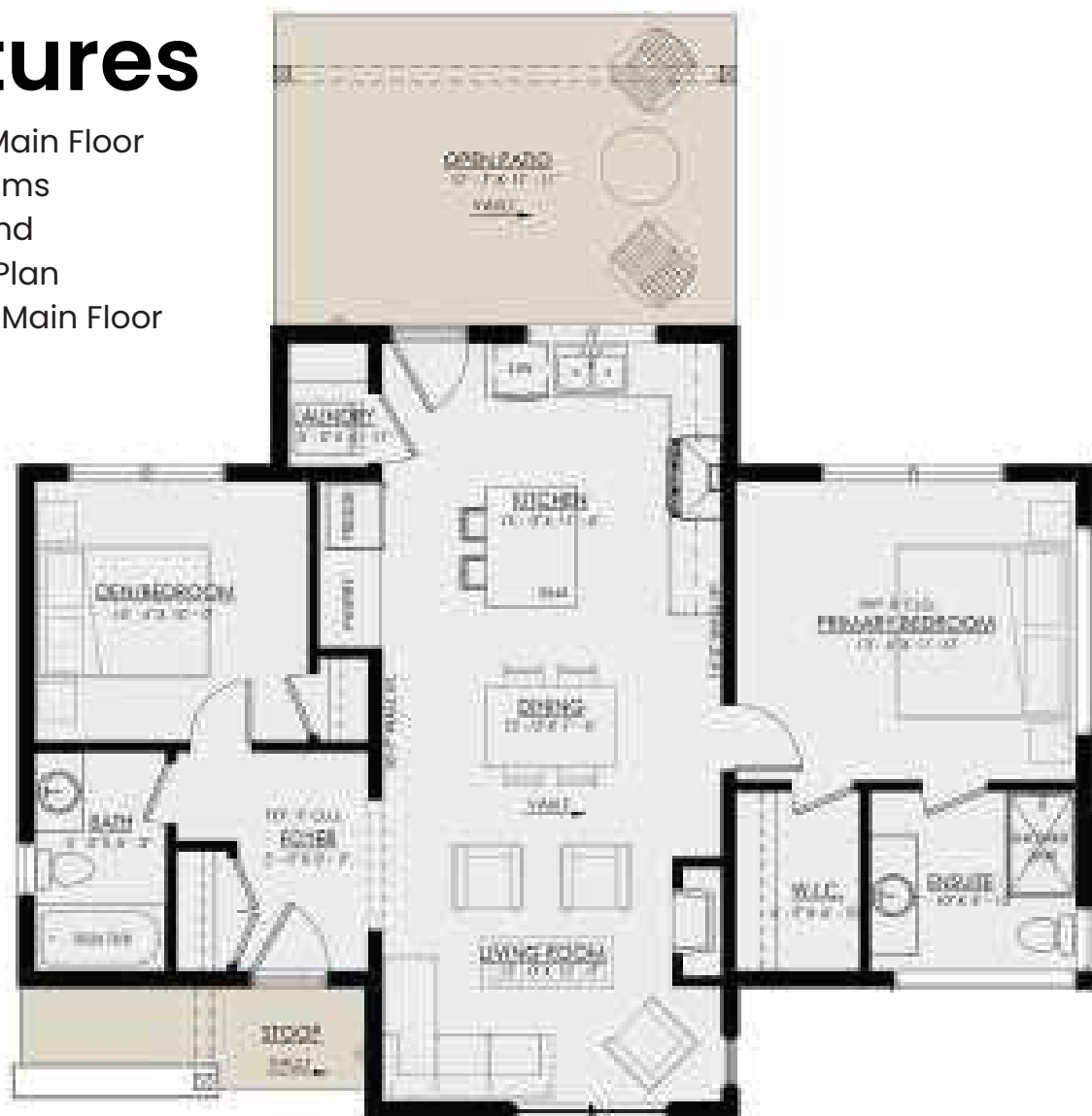


About This Plan

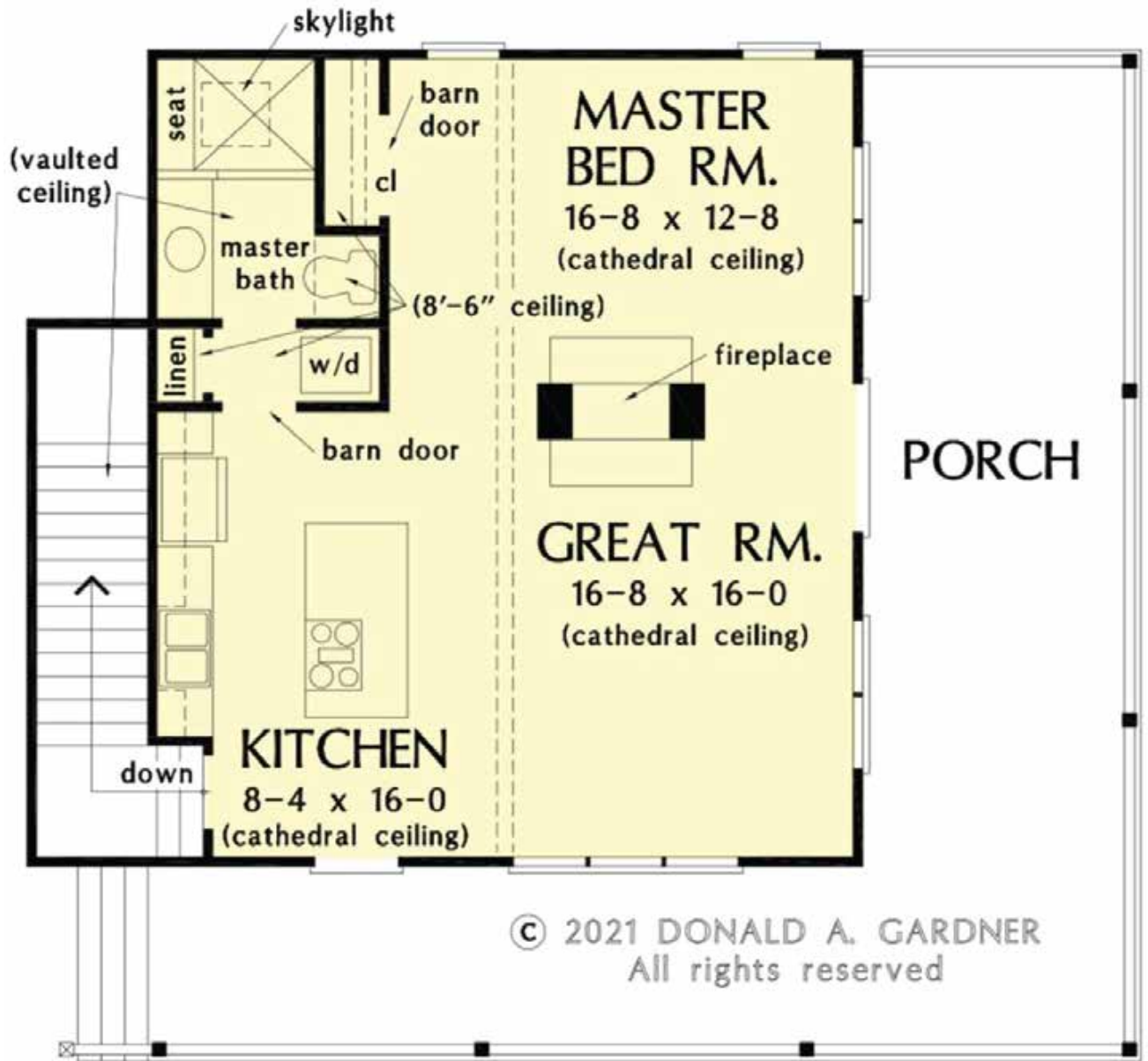
This 2 bedroom, 2-5 bathroom Contemporary house plan features 967 sq ft of living space. with the ability to finish additional lower level for additional living area.

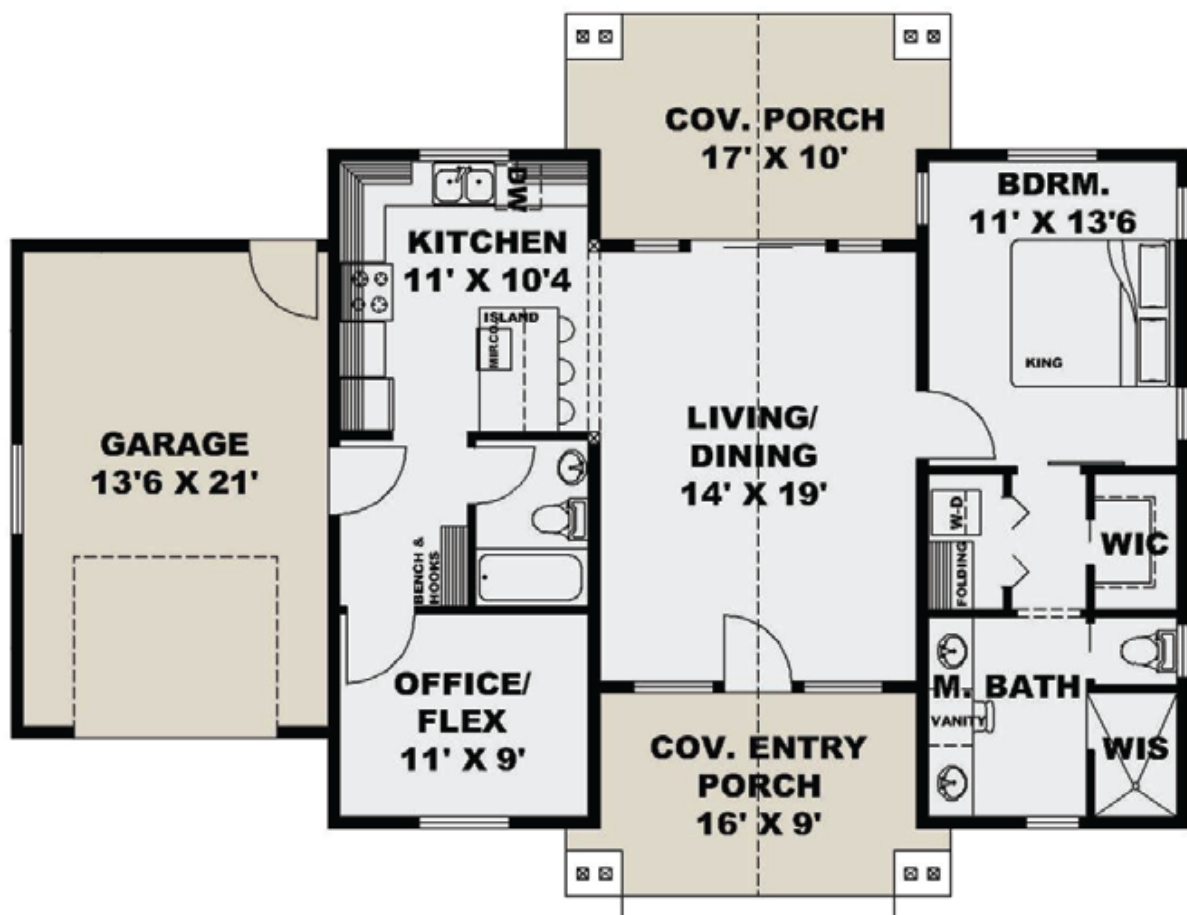
Features

- Master On Main Floor
- Split Bedrooms
- Kitchen Island
- Open Floor Plan
- Laundry On Main Floor
- Rear Porch



TRADITIONAL LUXURY CABINS





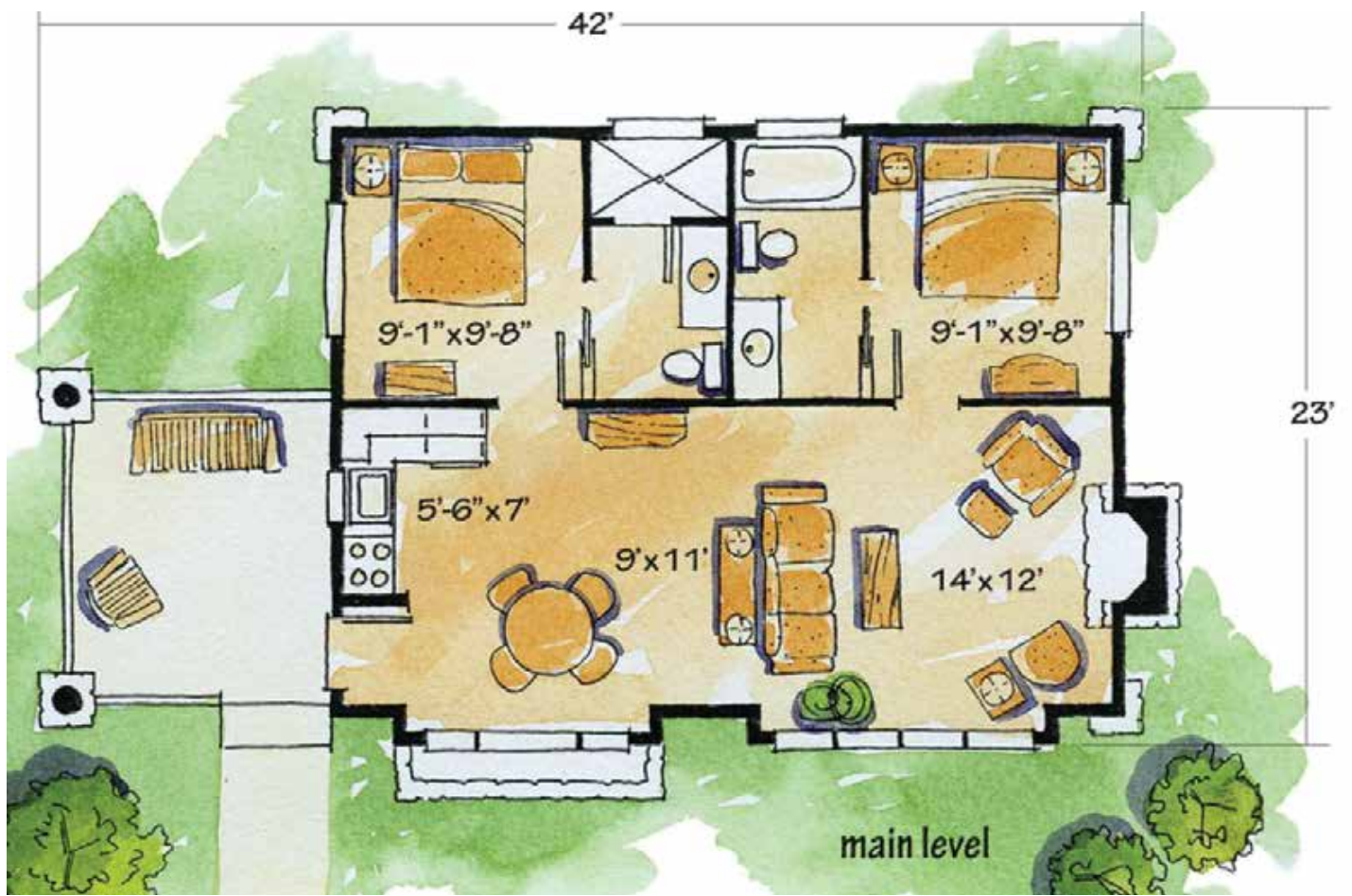
FLOOR PLAN

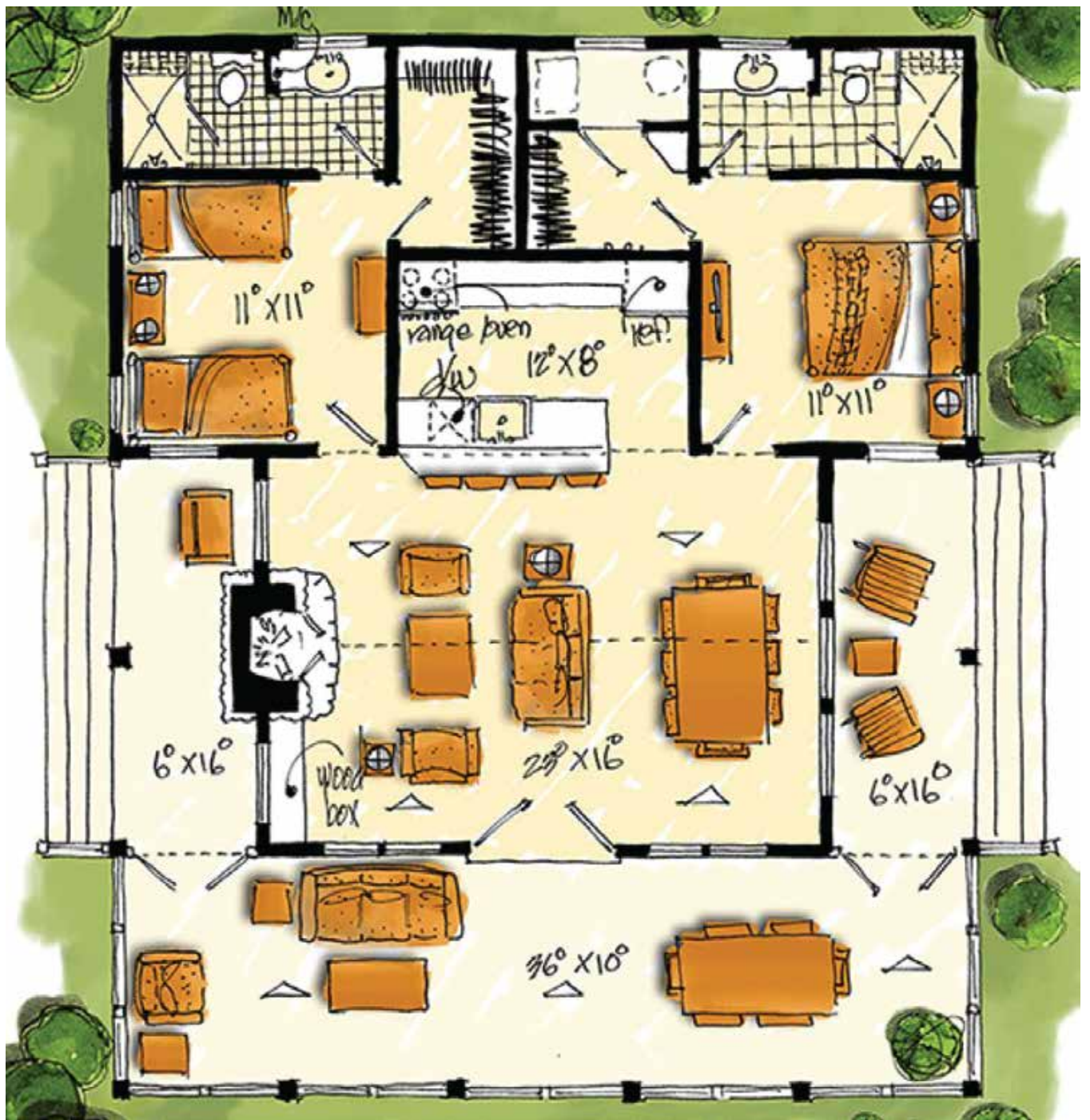


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© Donald A. Gardner, Inc.



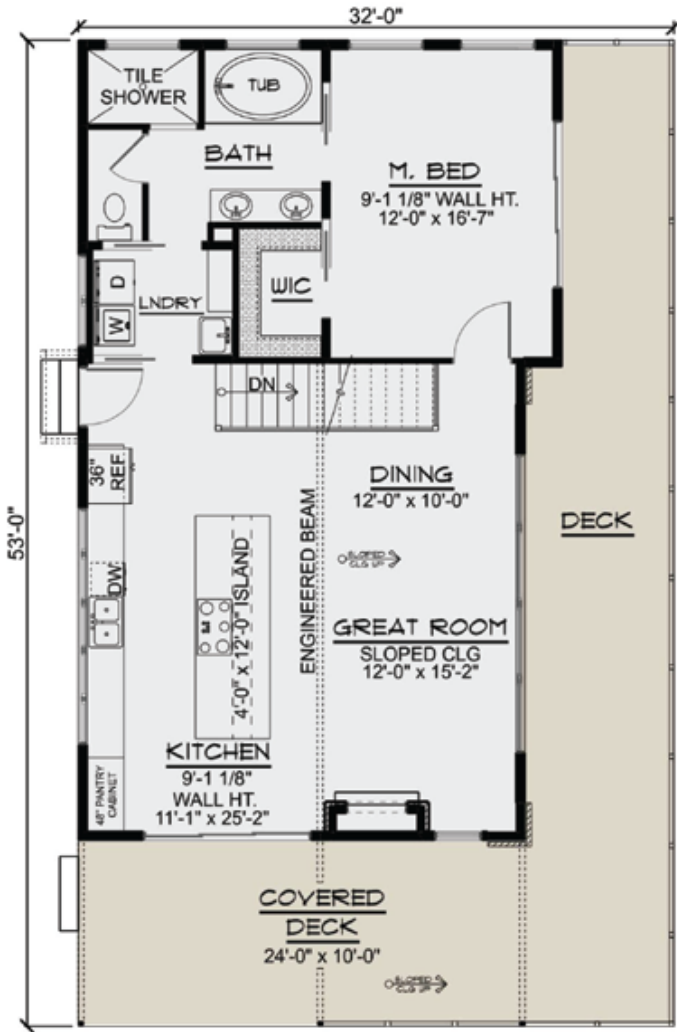




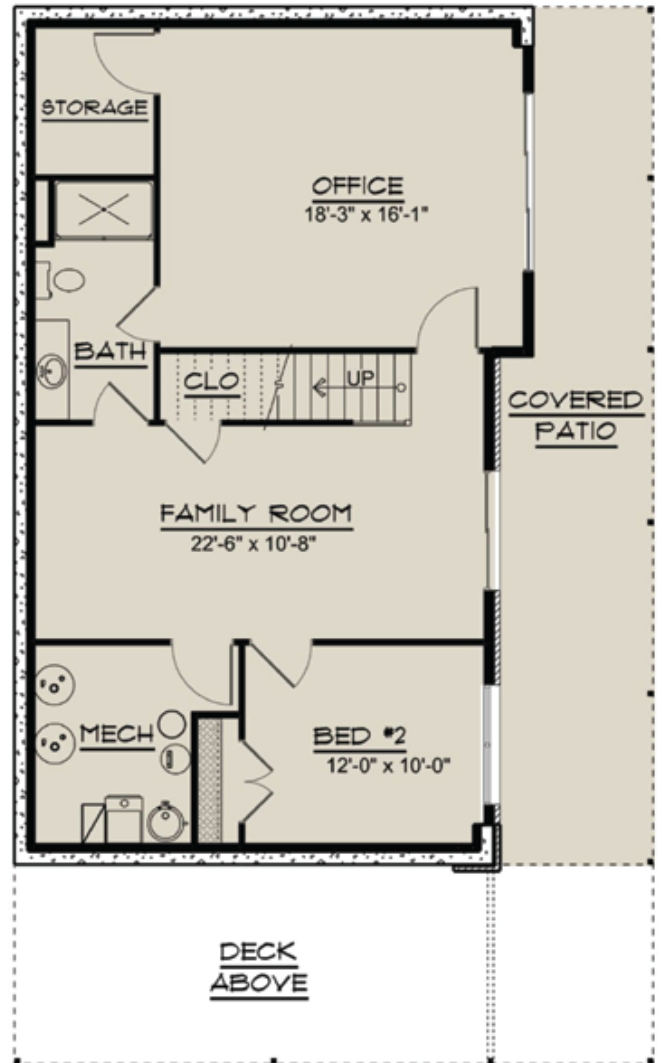
THE EURO SUNSET 1



THE EURO SUNSET FLOOR PLAN



1ST FLOOR PLAN



BASEMENT PLAN

ABOUT THIS PLAN

This 1 bedroom, 1 bathroom Contemporary house plan features 1,067 sq ft of living space. America's Best House Plans offers high quality plans from professional architects and home designers across the country with a best price guarantee. Our extensive collection of house plans are easy to read, versatile, and affordable, with a seamless modification process available if your plans need to be changed to suit your lifestyle and personal choice.



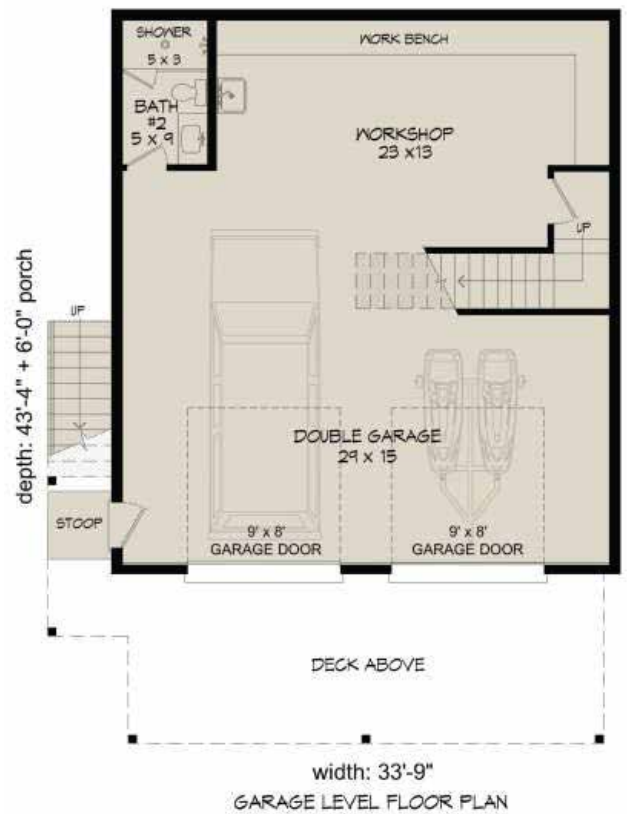
MOUNTAIN VIEW

ABOUT THIS PLAN

This 1 bedroom, 2 bathroom Modern house plan features 1,000 sq ft of living space with lower level options to add up to an additional 100 sq ft 2-3- 4 bedrooms with gameroom, sauna or living area



SECOND LEVEL FLOOR PLAN



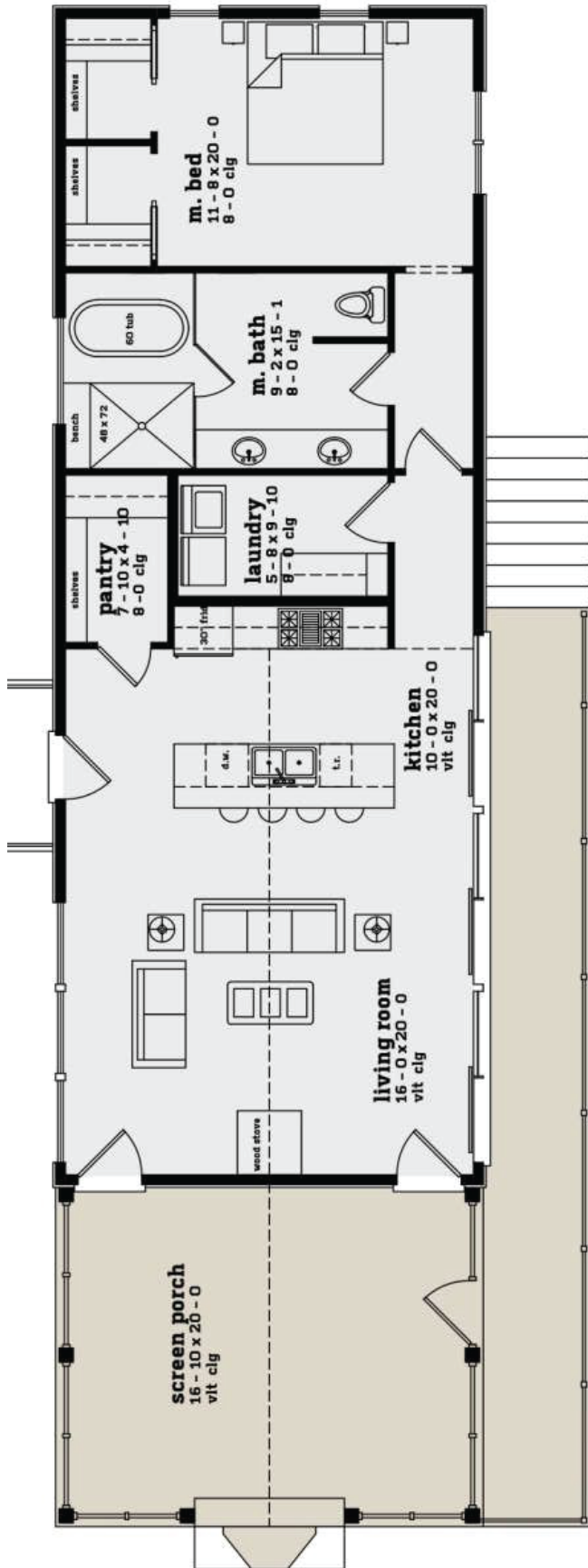


THE BLUE RIDGE

About This Plan

This 1 bedroom, 1 bathroom Modern house plan features 1,100 sq ft of living space with the ability to add an additional 1100 sq ft for up to 5 additional bedroom living area or gameroom.

THE BLUE RIDGE



ULTIMATE RENTAL INCOME PRODUCER

OWN THIS UNIQUE VACATION HOME WITH INCREDIBLE RENTAL INCOME POTENTIAL.

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

Additional River Rock and home 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
- Heated pool with jet seating with every home
- Outdoor firepit with seats
- 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 Opportunity zone, allowing for massive tax relief on all profits and income generated for 10 years or more
- Planned heli pad with discounted helicopter services from Asheville and Greenville Municipal airports.
- Planned community center with fitness center, spa service area, community grilling and entertainment area

CURRENT AND PLANNED AMENITIES



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

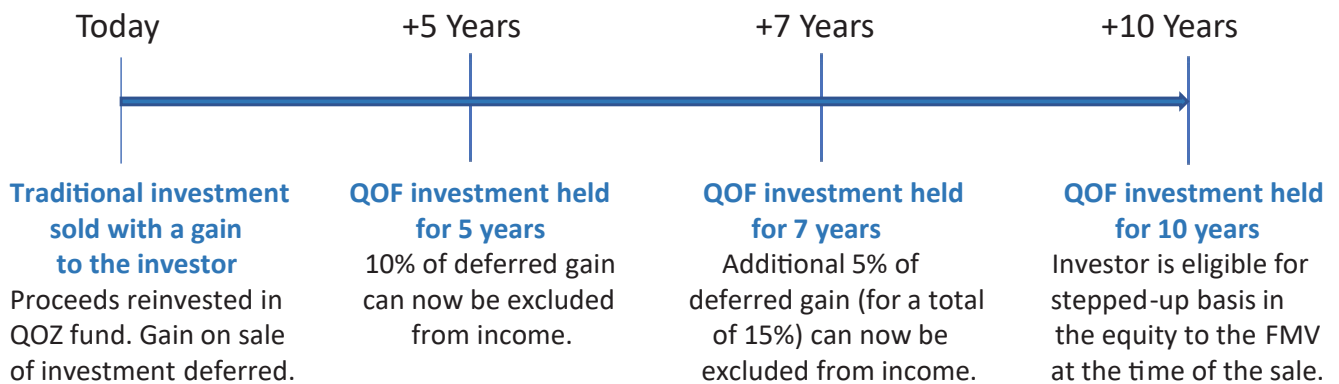
On December 22, 2017, Congress adopted legislation including Qualified Opportunity Zones as part of the Tax Cuts and Jobs Act, which provides for deferral of long-term capital gains tax and, in some cases, a significant step up in basis and elimination of long-term capital gains.

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 out pre-construction sale with massive savings for the first 20 purchasers.

RENTAL 5BR ESTIMATES	
price	\$3,600,000.00
30% discount	\$1,080,000.00
New Sales Price	\$2,520,000.00
down payment	25%
total down	\$900,000.00
finance	\$2,700,000.00
rate	7.00%
payment	\$15,000
months	12
annual mortgage cost	\$180,000
annual hoa	\$1,500
insurance	\$16,000
rental mang	\$25,000
total annual cost to operate	\$222,500
annual rental gross	\$333,540
(at only 85% occupancy)	
net rental profits	\$111,040
Rental 3br estimates	
price	\$1,900,000
down payment	0.25
total down	\$475,000
finance	\$1,425,000
rate	6.50%
payment	\$8,900
months	12
annual mortgage cost	\$106,800
annual hoa	\$1,500
insurance	\$11,000
rental mang	\$15,000
total annual cost to operate	\$134,300
annual rental	\$192,780
(at only 85% occupancy)	
net rental profits	\$58,480

EXCLUSIVE TWO-HOME PACKAGE: ELEVATE YOUR INVESTMENT POTENTIAL

PACKAGE INCLUDES:

- Your choice of 3BR or 5BR Homes
- \$100,000 complete furniture and decor allowance

SPECIAL OFFER:

- These 1st homes are offered at up to a 20% discount
- For a limited time, first come first served basis

UNLOCK MAXIMUM RENTAL INCOME:

- Potential annual income for 5BR/5.5 Bath is over \$400,000 per year
- 3BR/3.5 Bath is over \$200,000 per year
- Note: Each home includes a heated pool/jetseating, estimated to increase occupancy by an additional 25%, allowing for increased income potential

5 BEDROOM 5 BATH

Appraised	value
sq ft	3300
Est appraisal per ft	\$1200.00
Total Value	\$3,960,000.00
Reduced sales price %	20%
Total discount	\$792,000.00
New Sales Price	\$3,168,000.00
Per ft Sales price	\$960.00

3 BEDROOM 3 BATH

Appraised	value
sq ft	1950
Est appraisal per ft	\$1200.00
Total Value	\$2,340,000.00
Reduced sales price %	20%
Total discount	\$468,000.00
New Sales Price	\$1,872,000.00
Per ft Sales price	\$960.00





Cashiers River Rock

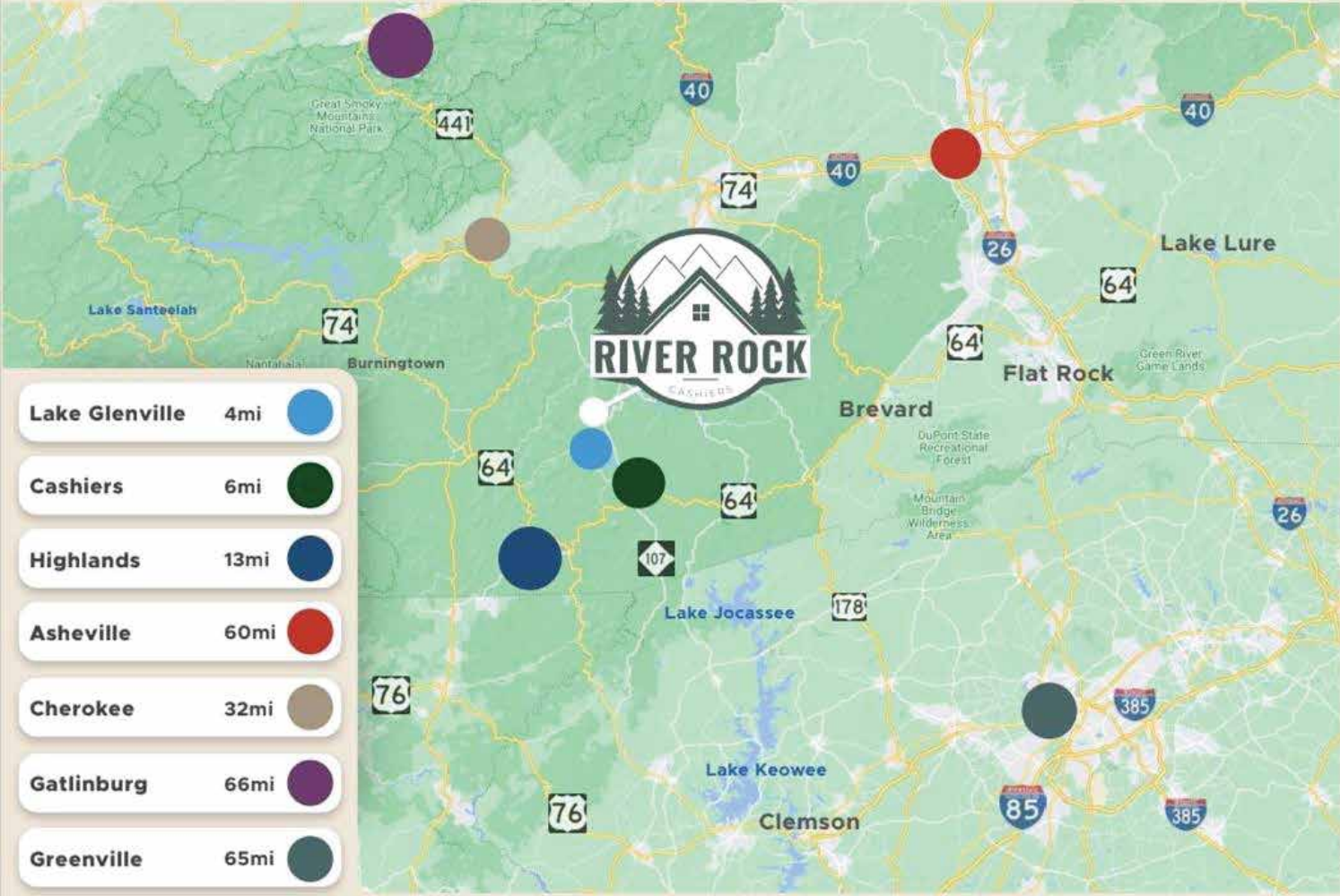
is an esteemed collective of developers, architects, and engineers, renowned for their extensive expertise and rich history in the field. With decades of experience, our team comprised of SfL+a Architects, Bluewater Development SFL&A, and Time Construction Services has successfully completed a diverse array of projects, encompassing commercial high-rises, educational institutions, office complexes multi-family, 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

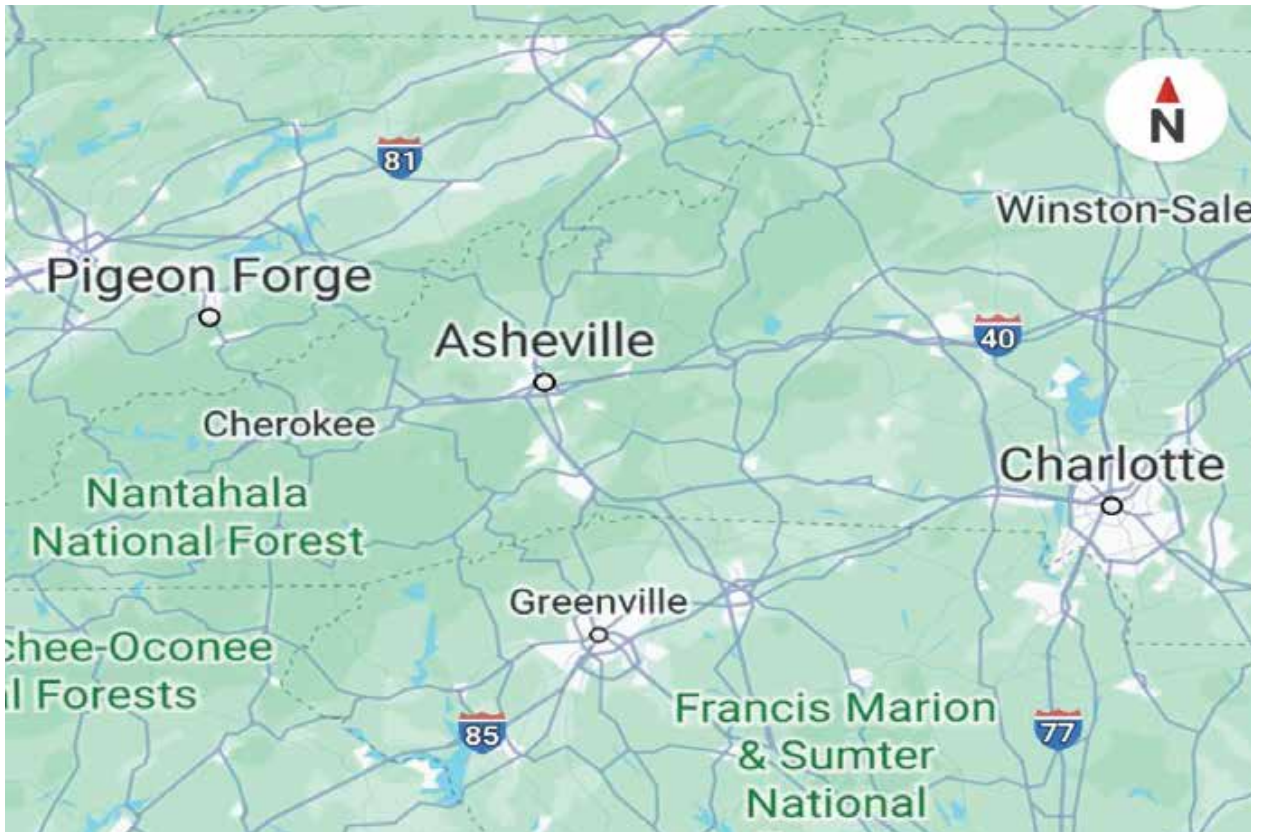
IMMEDIATELY

PROJECT SIZE

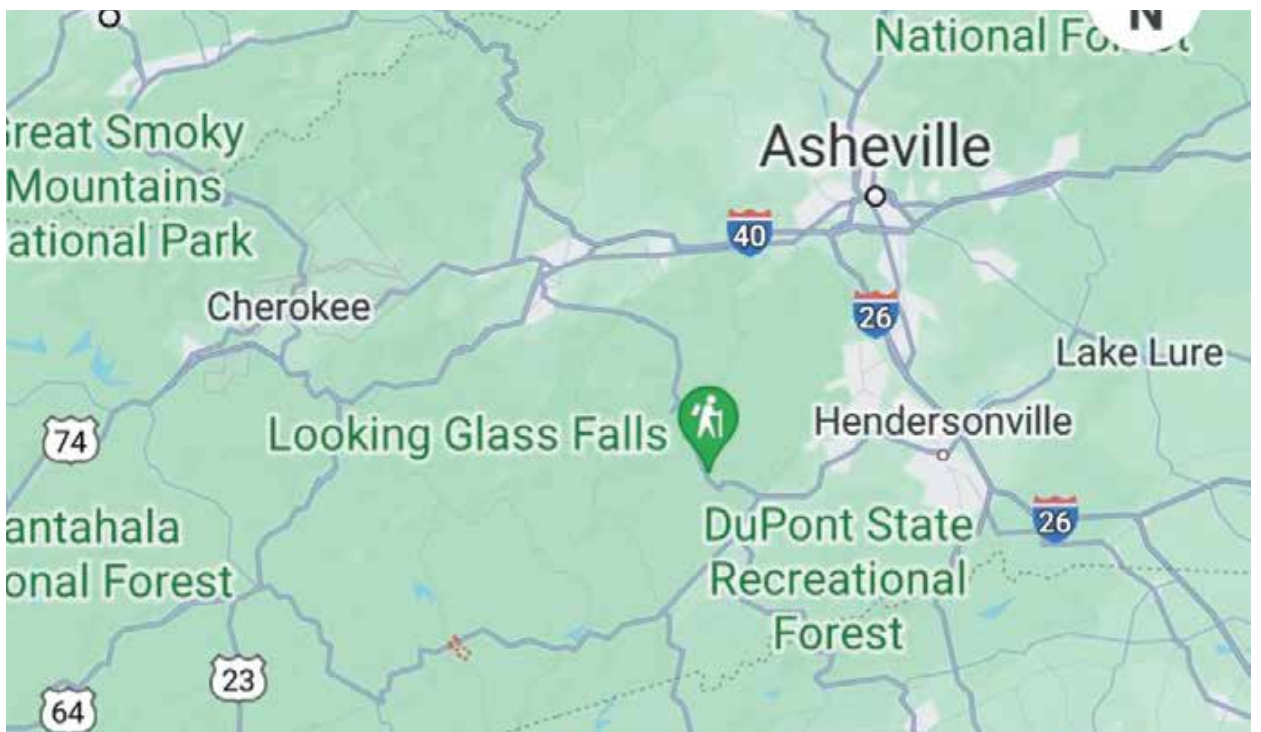
250 SINGLE-FAMILY LOTS

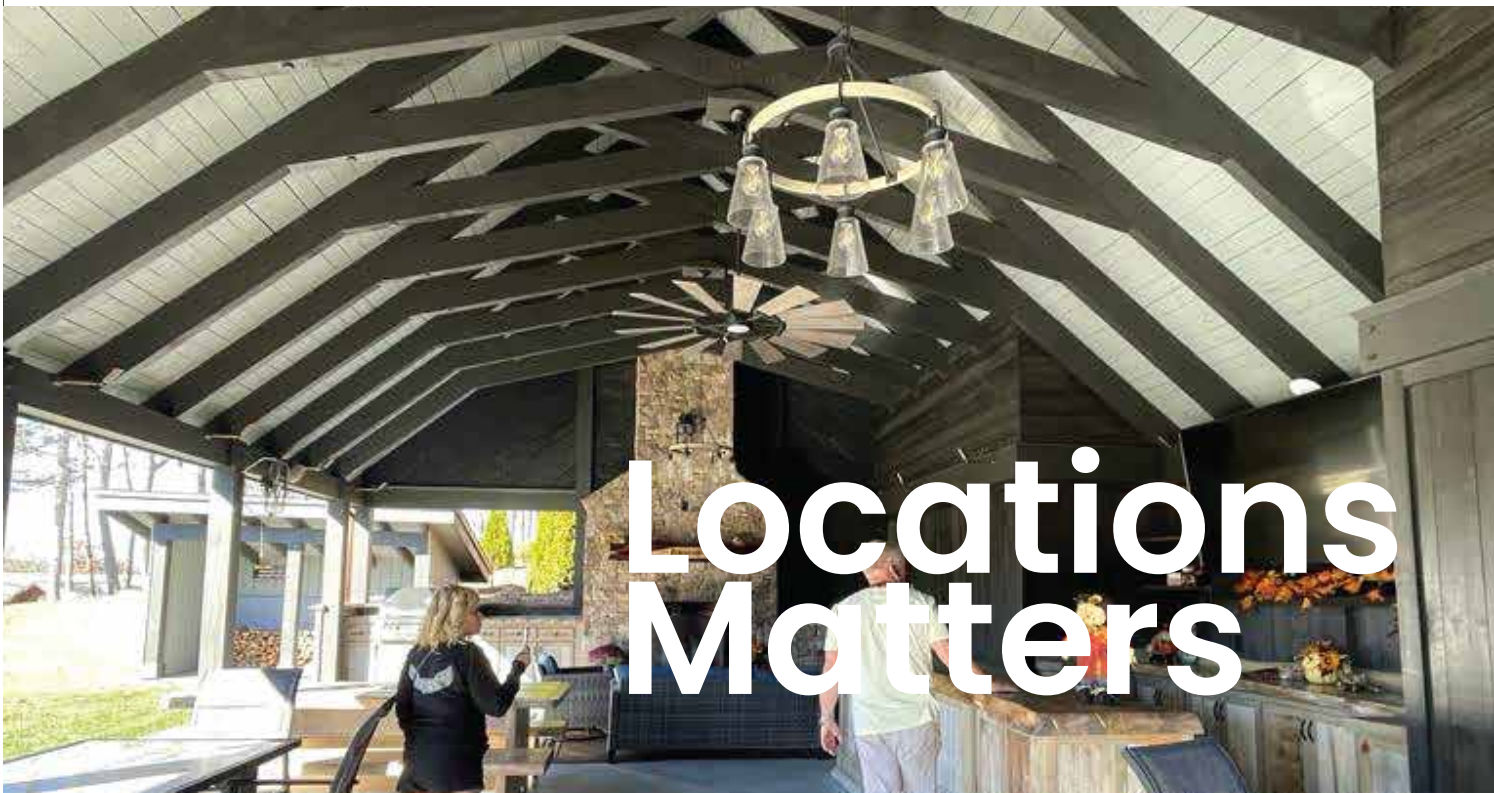
PRICING GUIDANCE

Lot Home Combination Only



RIVER ROCK MAP LOCATION









A NEW LEGENDARY
VACATION HOME DESTINATION