



LEAFWELL

A NATURE FRIENDLY
TINY HOME COMMUNITY
PORTFOLIO | NY FL TX CA

HIGHLIGHTS

- 341 Swiss Hill Road North, Jeffersonville, NY
- Property 1 of 7 planned locations
- 50 Unit Tiny Home Rental Community
- Located on 60 Acres
- Flexible Living, multi state portfolio
- Nature Oriented Living
- Close to Urban Amenities

DETAILS

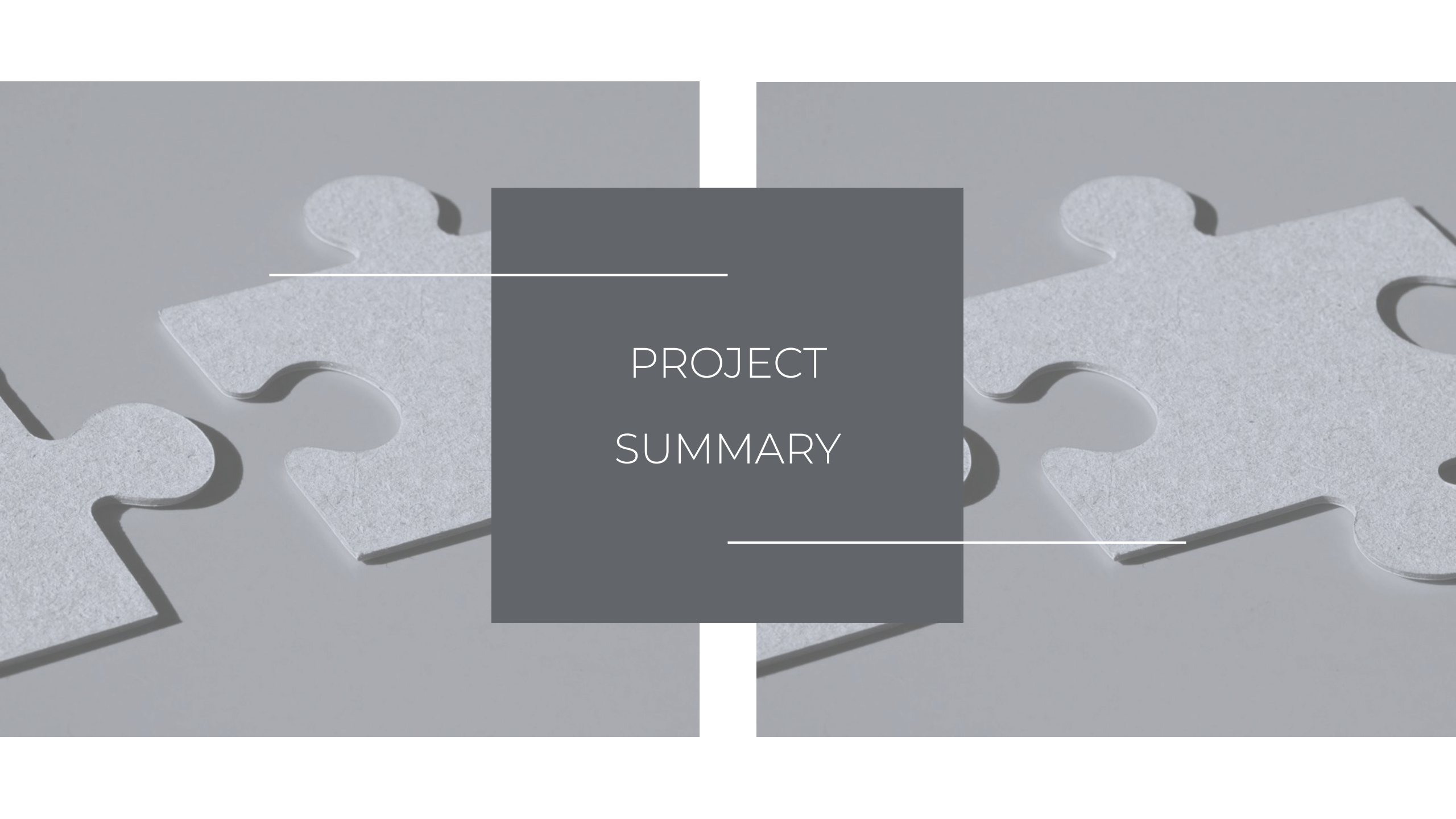
FUND I CAPACITY	\$5,000,000.00
IRR TARGET	51.31%
EQUITY MULTIPLE	5.88X
CAP RATE	14.0%

CONTACT

Investor Relations
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PROJECT
SUMMARY





Welcome to LEAFWELL FARM, a investment of FLO NNN REAL YIELD, LLC – Leafwell Farm is a distinctive brand portfolio of Tiny Home communities designed for those who seek a balance between nature and city living. Our first location is just two hours from NYC and an hour from an international airport. Leafwell is perfect for the digital nomad era and Gen X retirees who prefer a nature-centric lifestyle without sacrificing urban conveniences.

Recent trends reveal a growing preference for such living arrangements. For example, since the COVID-19 pandemic, there's been a significant rise in remote work, with around 42% of the U.S. workforce working from home full-time by mid-2020. This shift has influenced residential preferences, leading many to move away from densely populated urban centers.



Affordable housing is a critical issue in the United States. Data indicates that median rent has steadily increased over the years, surpassing the growth of median income in many urban areas. This trend underscores the growing affordability crisis in cities. Leafwell addresses this challenge by offering affordable living options near major cities, within a community that prioritizes nature and wellness. Tiny homes have emerged as a popular solution for affordable, community-focused living. They provide a cost-effective alternative to traditional housing, with rental costs ranging from \$700 to \$1,250 per month—significantly lower than the median home rental price in the U.S. Leafwell's community offers amenities typically found in luxury settings, such as a sauna, gym, and community social hall, but at a more affordable price point. Leafwell stands out with its commitment to a nature-friendly, intentional lifestyle.

The community features free Wi-Fi, a vertical growing garden, solar-powered units, and onsite management. An innovative aspect of Leafwell is its approach to flexible living; tenants may arrange location swaps, creating a portfolio wide mutually beneficial living environment. Our farming includes the residents and celebrates the communal effort to the nature interested lifestyle.

In summary, Leafwell represents a forward-thinking approach to living, combining affordability, community, work and city access, with a close connection to nature, addressing the preferences of today's society.



INVESTMENT
HIGHLIGHTS



LEAFWELL

\$5,000,000.00
EQUITY REQUIREMENT

5.88X
EQUITY MULTIPLE

51.31%
TARGET IRR

5 YEARS
HOLD PERIOD

3 Years
CASH OUT WITHIN

LOCATION **Sullivan County, NY**

50
UNITS

60
ACRES

IDEAL

LIVING

Recent trends indicate a shift in preferences towards such living arrangements. For instance, studies show that since the onset of COVID-19, there has been a significant increase in remote work, with about 42% of the U.S. labor force working from home full-time as of mid-2020. This shift has contributed to changes in residential preferences, with many people moving away from densely populated urban areas.

COST

SOLUTION

Tiny homes have emerged as a popular solution for affordable, community-oriented living. They offer a cost-effective alternative to traditional housing, with the rental cost of a tiny home ranging from \$500 - \$1,200 per month, significantly lower than the median home rental price in the U.S. Leafwell's community is designed to offer community amenities typically found in luxury settings, such as a sauna, gym, and community social hall, at a more affordable price point.

NATURE

FRIENDLY

Leafwell stands out with its commitment to a nature-friendly lifestyle. The community includes features like free Wi-Fi, a vertical growing garden, solar-powered units, and onsite management. An innovative aspect of Leafwell is its approach to reducing living costs through resident participation in micro green and cannabis gardens creating a sustainable and mutually beneficial living environment.

SOLUTION

BASED

Affordable housing is a critical issue in the United States. Data shows that the median rent has consistently risen over the years, outpacing median income growth in many urban areas. This trend highlights the growing affordability crisis in cities. Leafwell aims to address this challenge by providing affordable living options close to major cities, within a community that values nature and wellness.

IDEAL

LOCATION

Unique Tiny Home community designed for those seeking a balance between nature and city life. Situated just two hours from NYC and one hour from international air travel, Leafwell caters to the desires of the younger generation and Gen X retirees who prefer a nature-oriented lifestyle while retaining access to urban amenities. Future locations in FL, TX, CA, and more will allow for flexible living. Tenants may swap locations within the portfolio.



LEAFWELL

Every unit at Leafwell is meticulously crafted to optimize comfort, functionality, and practicality. We've paid close attention to the finer details in each space, ensuring tenants remain enthusiastic about their personal environments. Additionally, communal areas for exercise, networking, work, laundry, and socializing encourage community interaction, all set within a tranquil and soothing natural backdrop. The property also features a dedicated community lounge, providing a unique space for residents to connect, unwind, and foster creativity, contributing to a truly enriching living experience.



SITE HIGHLIGHTS

NATURE
FRIENDLY
FARM
FRIENDLY
TINY HOME
COMMUNITY

MODERN
DESIGN

HYBRID
SOLAR/LAND
POWER
CONNECTION

BUILT ON TRAILERS
FOR EASY
MOBILITY

FULLY
FURNISHED

PROJECT IRR *GROSS

51.31%

11 ACRE SPAN | ON 60 ACRES | THREE LIVING SECTIONS | 14% CAP RATE



INDOOR/OUTDOOR AMENITIES

LEAFWELL

> Leafwell will feature an indoor/outdoor gym for all tenants to use and enjoy.

> Tenants will also have the benefit of an indoor/outdoor pool to use throughout the year.



6.6 tons
of food



in 538
sq. ft.



VERTICAL FARMING AT

LEAFWELL

- > Leafwell will feature vertical farming to add value to its tenants and sustainability features.
- > Tenants are encouraged to participate in the growing and harvesting of the micro greens in the vertical farm.



LEAFWELL
DETAILS

LEAFWELL

341 SWISS HILL ROAD NORTH

JEFFERSONVILLE, NY

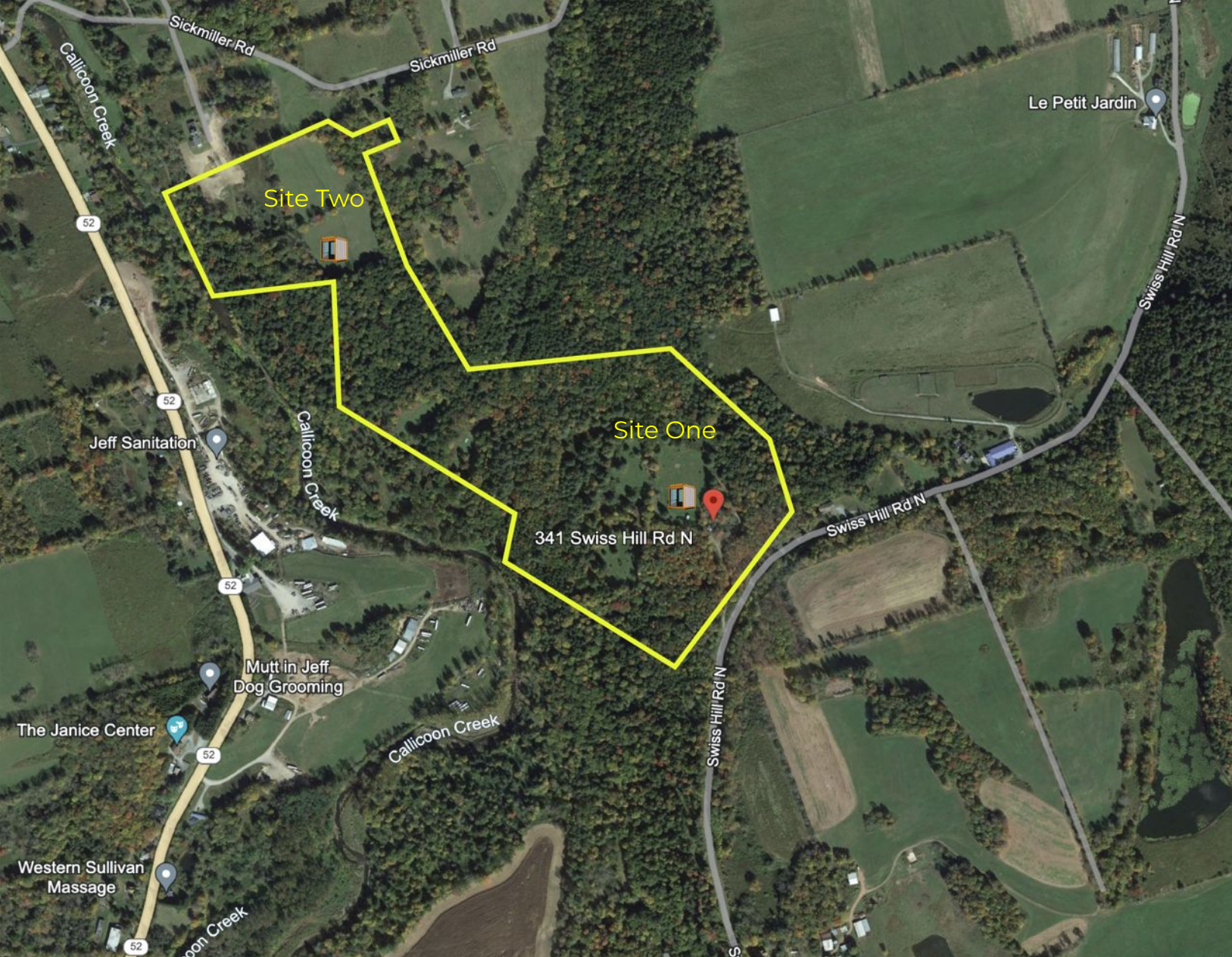
50 UNIT TINY HOME RENTAL COMMUNITY

60 ACRES

SULLIVAN COUNTY, NY



SATELLITE





EXTERIOR

LEAFWELL





INTERIOR
LEAFWELL

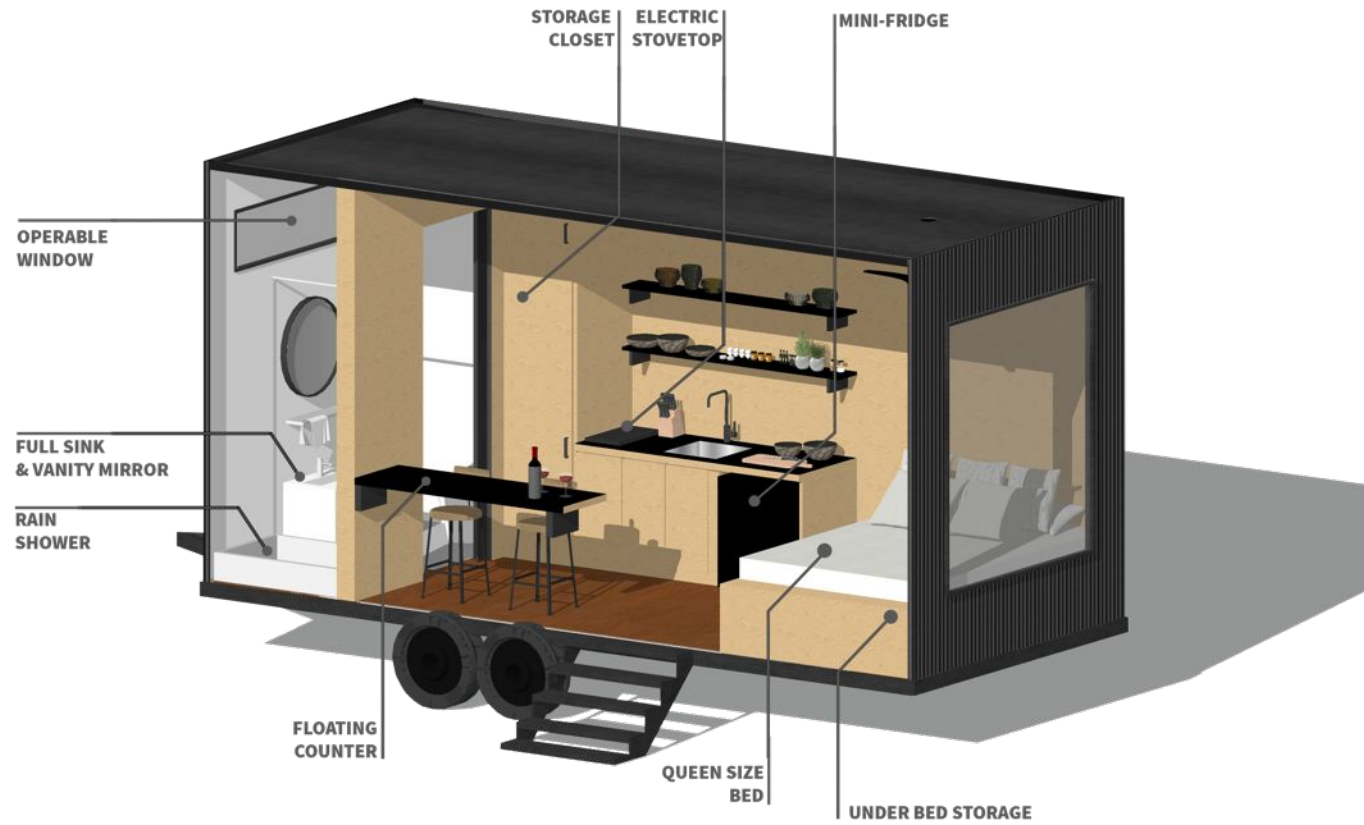
OVERHEAD

LEAFWELL



ISOMETRIC DIAGRAM

LEAFWELL



LOCATION

HIGHLIGHTS



NATURE: Site is immersed in natural surroundings promoting overall well-being.



URBAN: Urban amenities are within close proximity for everyday necessities and entertainment.



CASINO: Nearby casino and gaming facilities for fun.



SHOPPING: Major shopping within driving distance



DINING: Enjoy top dining destinations within driving distance.



HUDSON VALLEY: Enjoy all that the nearby Hudson Valley region has to offer including farmer's markets, cafes, shopping, and parks.



ABOUT
US

Thirdhousecapital.com

Third House Capital is an alternative investment manager – We sponsor own and operate the entity Leafwell Farm Real Estate NY, LLC – the ownership entity of the property.

Our team has over 20 years of investment and real estate management experience, we allow co-investors through the ownership entity. Our leadership transacted on \$3B of real estate across multiple asset classes over the best 20 years.

> Leafwell originates and acquires property for development of lifestyle multi family rental or for sale communities and is developing the Leafwell Farm brand as a multi state tiny home portfolio. The entity allows for co-investment.

> Leafwell offers its co-investment shares for direct ownership, cash flow distributions, and future liquidity.

> Leafwell is optimized for the future tokenization of ownership – your ownership is indelible.



FLO NNN Real Yield, LLC
by KeefX, LLC dba
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