



Prepared by: REAP Development
Location: Lot #2, Tyler Farms, Collins, GA
Date: July 2025
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Executive Summary

Rustic Resorts is a boutique, eco-luxury outdoor hospitality development spanning 7.38 acres near Savannah, Georgia. This destination is designed to blend upscale lodging, curated recreation, and rural revitalization by creating a replicable model for sustainable tourism and workforce training. The site will feature 10 modern tiny homes, a concierge welcome center, a micro golf course, an outdoor shooting range, walking and golf cart trails, and workforce training led by the REAP Institute for residents. Our development approach leverages nature, intentional design, and income diversity to create an economically sustainable retreat with measurable community impact.

Project Scope & Amenities

Site Size: 7.68 acres (Lot #2, Tyler Farms)

Key Features:

- 10 upscale, eco-efficient tiny homes (minimum 3-night stays)
- Concierge Welcome Center
- 3–6 Hole Micro Golf Course
- Outdoor Shooting Range (secure & regulated)
- Nature Trail and Golf Cart Network
- REAP Workforce Training Programs onsite.

Customer Segments:

- Families seeking affordable luxury.
 - Corporate and group retreats
 - Couples and eco-tourists
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Development Timeline & Phasing

Phase	Timeline	Details
Conception & Pre-dev	Jul 2025 – Jul 2026	Capital raise, permits, design, community input
Soft Launch (5 Units)	Aug – Dec 2026	Early income, brand awareness, program testing
Stabilized Operations	Jan 2027 – ongoing	Full 10 units, package pricing, optimized staffing

The revenue generation begins in August 2026. Full cash-flow stabilization occurs in 2027.

Capital Stack & Loan Terms

Total Development Cost: \$2.61 million

Source	Amount
Private Debt Financing	\$1,000,000
Owner Contribution	\$860,000
Grant / Flexible Capital	\$500,000
Private Equity	\$250,000
Total	\$2,610,000

Use of Funds

Allocation	Amount
Site prep, utilities, infrastructure	\$300,000
Modular home construction + concierge	\$500,000
Phase 2 lodging (homes 6–10)	\$100,000
Soft costs, insurance, consultants	\$50,000
Operating reserves & marketing	\$50,000
Total Deployment	\$1,000,000

Revenue Model & Tiered Packages

Minimum 3-night stay, targeting seasonal occupancy and customer segmentation.

Package Tier	Description	Avg. Price	Est. Share
Tier 1: Shooting	Lodging + Range Access	\$750	35%
Tier 2: Golf	Lodging + Micro Golf	\$675	35%
Tier 3: All-Inclusive	Lodging + All Amenities	\$1,050	30%

Each unit expects 6–8 bookings/month at soft launch, 12–15/month when stabilized.

Financial Forecast Highlights

- First Full Year NOI (2027): ~\$390,008.25
- Break-even Point: Year 9
- Cumulative NOI by Year 10: ~\$3.2 million
- Total NOI over 15 Years: \$5.3+ million

Full 15-year monthly pro forma included in the Appendix with phased revenue growth.

Collateral & Risk Mitigation

- 8.03 acres (Lot #2) titled to REAP Institute
 - All vertical improvements and permanent structures
 - Optional reserve or cross-collateral security
 - Phased rollout reduces risk exposure.
 - The REAP Management entity will oversee operations.
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Community & Economic Impact

- 22 Direct Jobs Created (Hospitality + Management)
 - 25 Workforce Trainees annually via REAP Institute
 - 50+ Construction Jobs (Phase I + II)
 - Supports rural tourism, veteran training, and sustainability.
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Appendix

Attached Excel Workbook: Rustic_Resorts_Proforma_Recreated.xlsx

Includes:

- Conception Phase cash flow
- Soft Launch forecast (Aug – Dec 2026)
- Stabilized monthly forecast (Jan 2027 – Jul 2041)