



Andrea Foley

Developer ~ Lead Sponsor

Track Record

Keeping you up-to-date on the real estate properties re-imagined through development strategies.

Projects

- Deer Valley
- Nala House
- The Mill on 76

Prior to Real Estate

Andrea started a business back in 2007 with a \$2,000 credit card limit. She grew it to annual sales of half-a-million and sold it in 2022. She also worked as a "turn-around" business consultant helping small business owners improve their sales, operations and finance.

Aside from the projects listed here, Andrea and Axel have done single family flips, renovations on residential and commercial buildings, bought and sold a single family rental portfolio and even "house hacked" before their oldest was born.

Andrea also worked on a 92-unit townhome development when she was right out of college!

Timeline

2021	●	Purchased Deer Valley Closed in July
2021	●	Purchased Nala House Closed in October
2022	●	Purchased The Mill on 76 Closed in October
2023	●	TBD

Our Real Estate Projects: 2022 Year End



- Total Unit Count: 32 units
- Purchase Price + Construction Costs: \$1,080,000
- Minimum Investment: \$50,000
- Date Acquired: 08/01/21
- Construction Complete: 06/01/22
- Returns by the end of 2022: 62.39% or \$31,195 per \$50,000
- Last appraisal: \$2.65mm



- Total Unit Count: SFR with 7 bedrooms
- Purchase Price + Construction Costs: \$245,000
- Minimum Investment: \$50,000
- Date Acquired: 10/15/21
- Construction Complete: 03/21/22
- Returns by the end of 2022: 102% or \$51,000 per \$50,000
- Estimated Appraisal: \$285,000



- Total Unit Count: 142 units
- Purchase Price + Construction Costs: \$9,500,000
- Minimum Investment: \$50,000
- Date Acquired: 10/31/22
- Construction Complete: N/A
- Returns by the end of 2022: N/A
- Last Appraisal (as complete): \$11,200,000