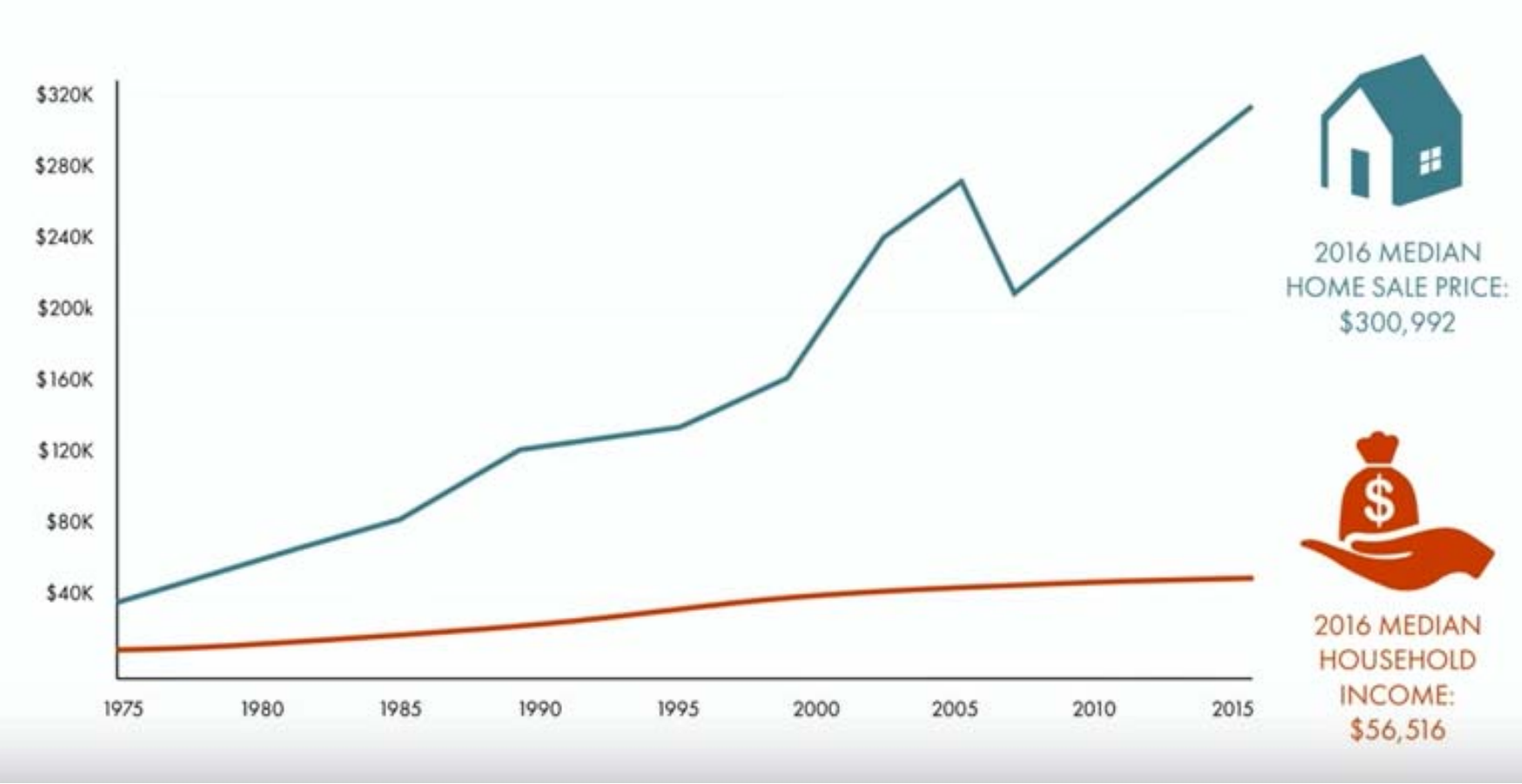




Small can be
BIG



Price to Income (PTI) Ratio Has Doubled (and so have the houses)



Source: Zack Griffin's Tedx Talk

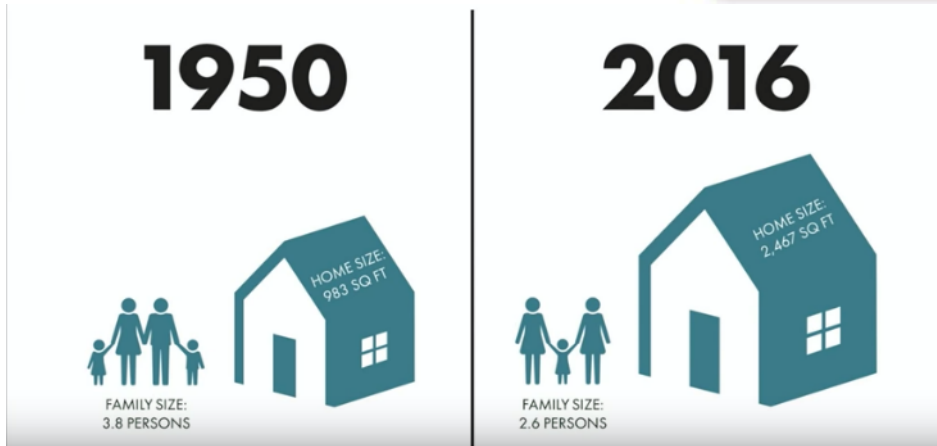
Small can be BIG

Why Small Homes are a BIG Market Opportunity



> *Household growth outpaced population, increasing the demand for housing.*

> *Household size is shrinking, with the largest decrease occurring among Hispanics. This trend will increase demand for smaller dwelling units.*

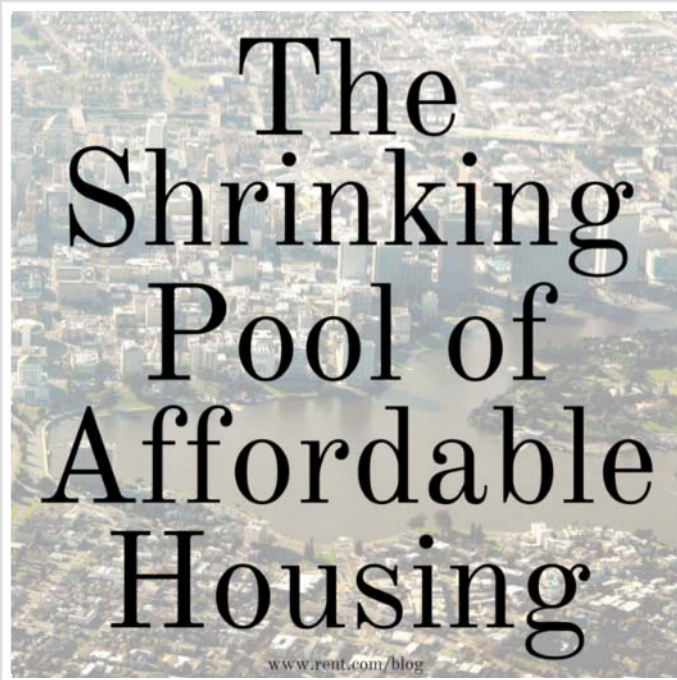


> *The outpacing of growth in households over growth in total population suggests an increase in single-person households and two-person households without children.*

Source: Zack Griffin's Tedx Talk

Small can be BIG

Crisis



How the Federal Government Plans to Stop the 'Worst-Case' Housing Crisis

The National Housing Trust Fund will give housing assistance to the very poorest households in the nation.

Mapping America's Appalling Affordable Housing Deficit

A new report finds that only 31 cheap rental units are available per 100 poor households in the U.S.

The Direct Link Between Income Inequality and Affordable Housing

A new Brookings report shows where economic disparities are rising in U.S. urban areas.

Blame Zoning, Not Tech, for San Francisco's Housing Crisis

Wealthy districts work hard to prevent new housing from being built in their neighborhoods.

There Are Plenty of New Apartments Being Built—Just Not Affordable Ones

A surplus of swanky residences means wealthier renters aren't seeing the huge price increases that poorer ones are.

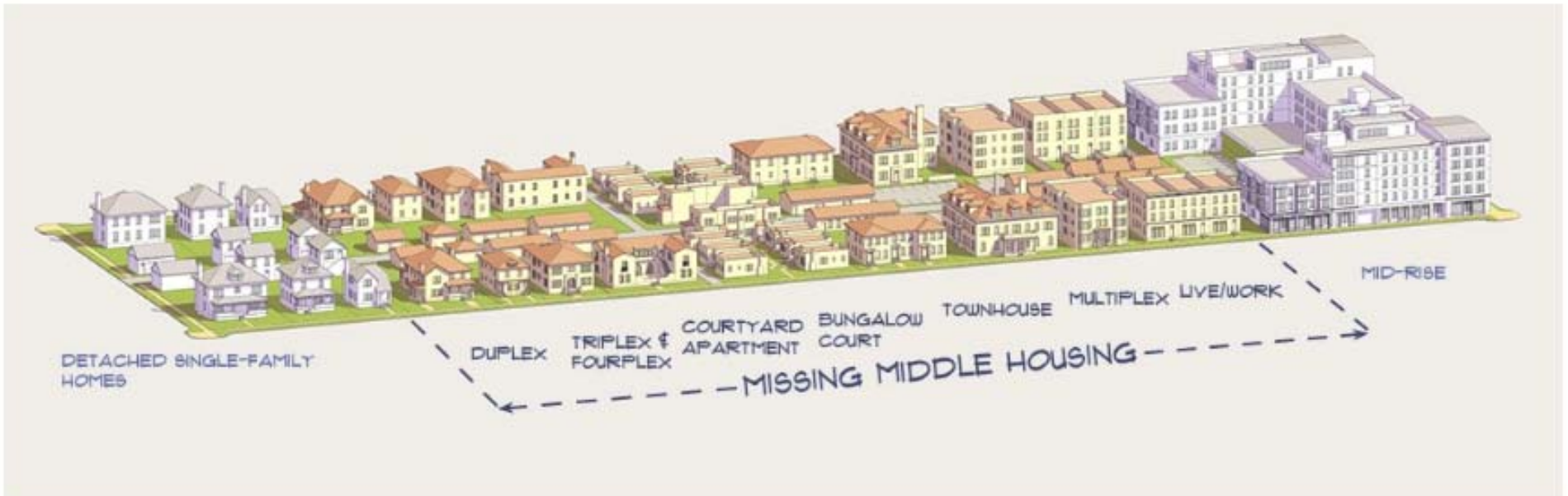
Every Single County in America Is Facing an Affordable Housing Crisis

A new report reveals that zero counties in the U.S. have enough housing for families in extreme poverty.

DEVELOPMENT

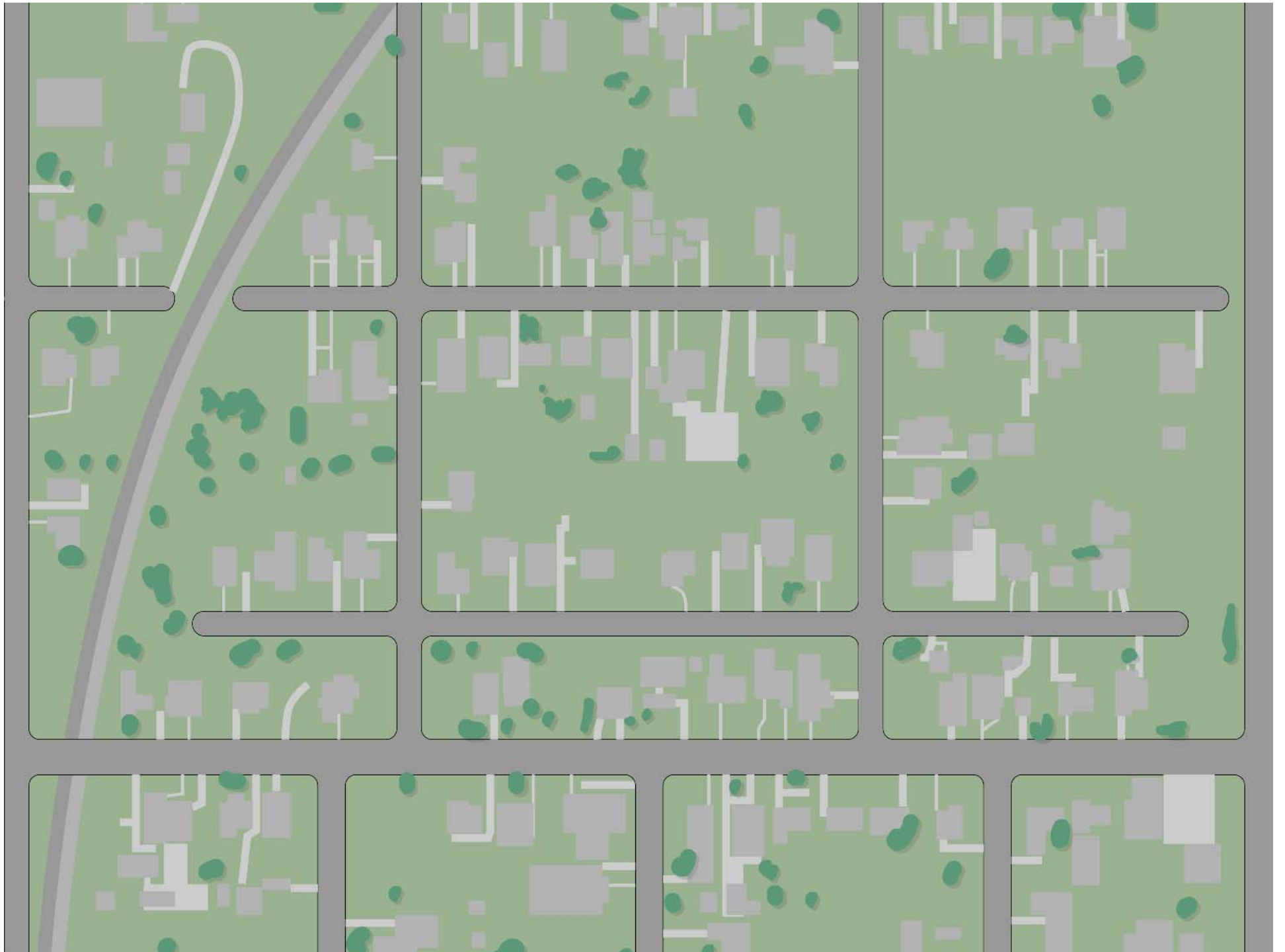
Great idea: Missing middle housing

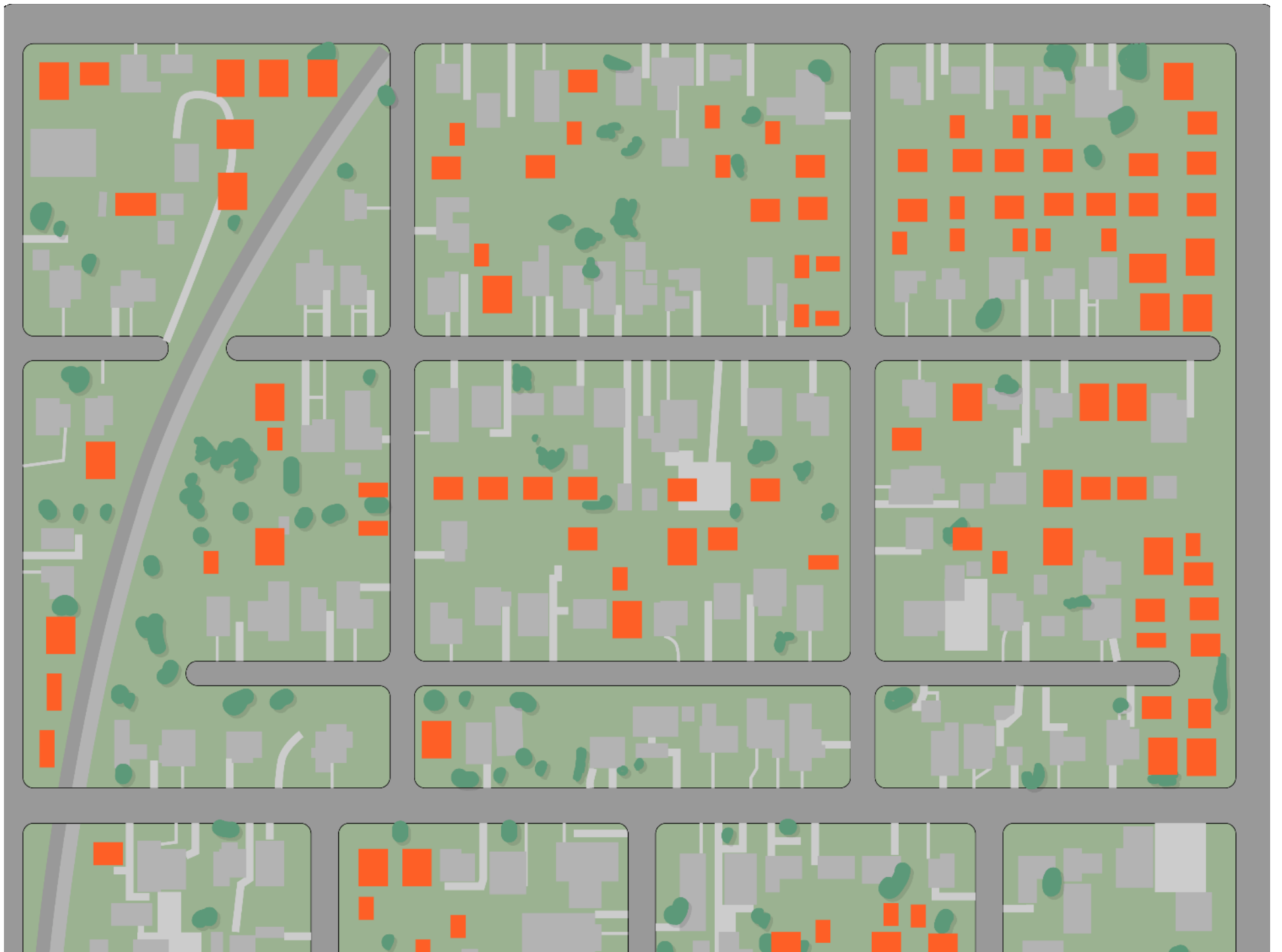
Increasingly in demand today, missing middle housing forms the backbone of the quintessential American neighborhood.



Source: Opticos Design

Small can be BIG







1709 S 6th St

Google











5300 BROADWAY_2017.10.17 / concept view

dwg.



The Dawson

 Rising
Barn

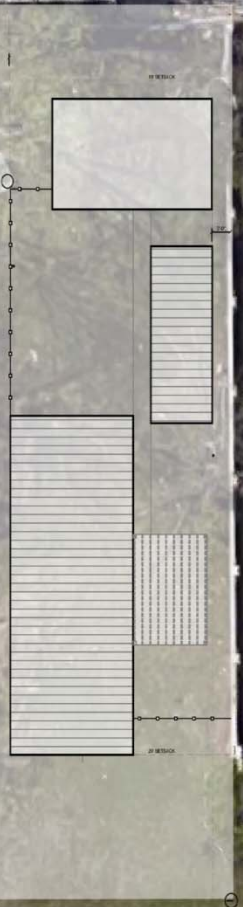


Florence Alley

Dawson St

Dawson St

Dawson St











 Rising
Barn

409 FLORIDA - SITE PHOTOS

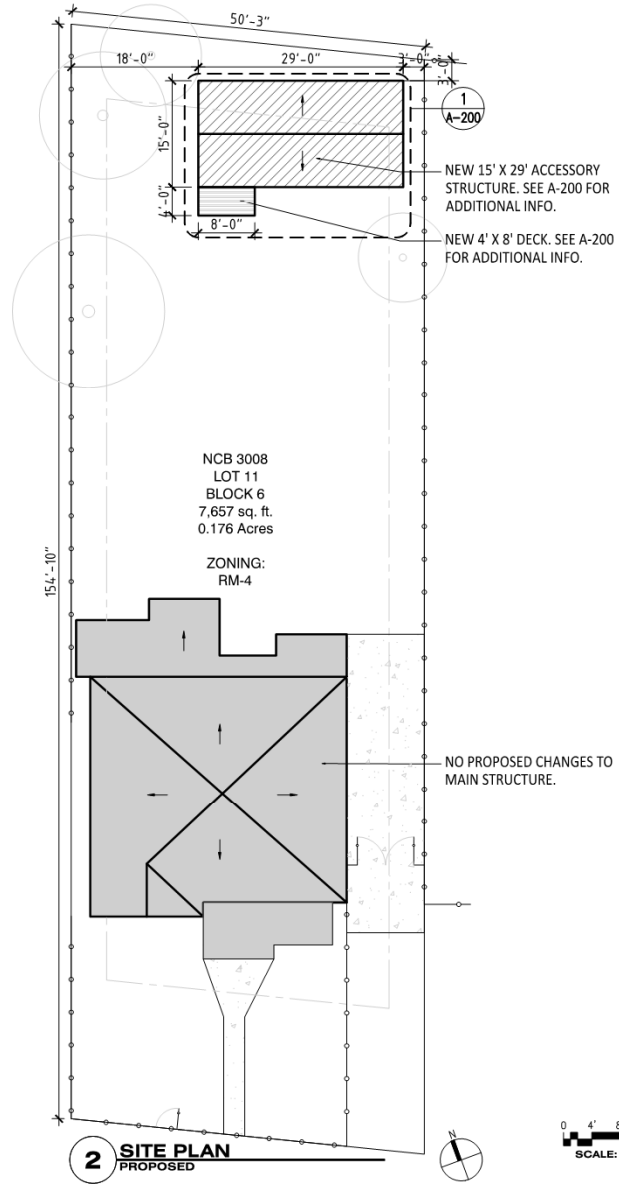
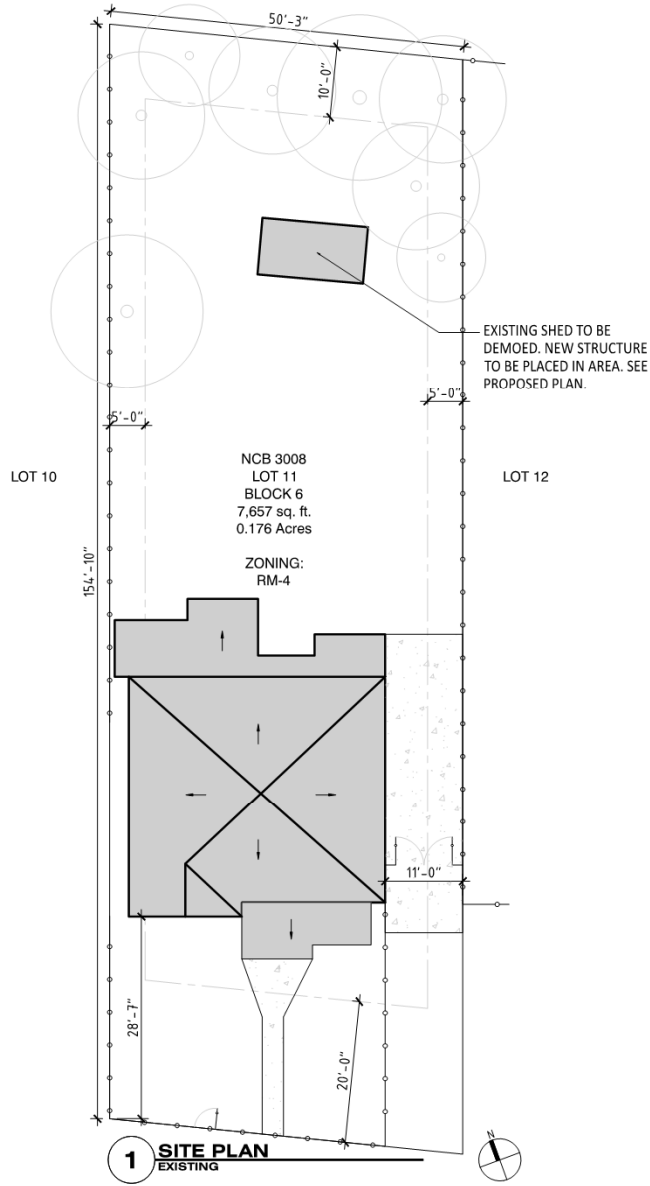


409 Florida – front of home

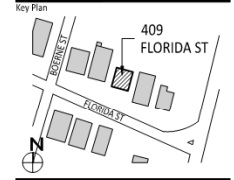


409 Florida – view towards back yard from driveway

409 FLORIDA – SITE PLAN



No.	Revisions	Date
1	ISSUED FOR GC BID	08.27.2017
	Issued	Date



NOT FOR CONSTRUCTION

Architect

 219 E Houston St, Suite 300 www.risingbarn.com
 San Antonio, TX 78205
 512-596-0006

Project
ALMAZAN ACCESSORY STRUCTURE
 409 Florida Street
 San Antonio, TX 78210

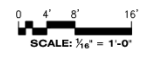
Drawing Title
EXISTING & PROPOSED SITE PLANS

Drawn By E.JG
 Date 9/16/2017
 Scale 1/16" = 1'-0"
 Project No. 17001A00
 Filename A-100.DWG

These plans are an instrument of service and are the property of the architect. Infringements will be prosecuted.

Sheet No. **A-100**

Sheet ... of 00



BSCAN STICKER HERE





The Venture
400 Square Feet
1 bedroom (with or without sleeping loft) / 1 bathroom





The Elliot
600 Square Feet
1 or 2 bedrooms / 1 bathroom



Rising Barn

5 net zero new homes in one of San Antonio's up and coming urban neighborhoods, priced under \$150,000, making them affordable to those earning 30% - 80% AMI.

Porter Street Greens will be 2x faster to build than conventional construction reducing investor risk and bumping projected returns.

The land will be conveyed to our non-profit partner who will provide 99 year ground leases to homeowners.







Peter French
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Risingbarn.com

