

# ABOUT US

## Born Again Property Development



**Zandra Jones**



**Dean Jones**

- Dean is a Licensed Mortgage Loan Officer with a degree in Psychology, Ex NFL (Buffalos Bills & Falcons)
- Zandra has her Degree in Business Development and runs the Construction, Operations, and Real-Estate Developments
- Large staff & team that is our backbone for all of our businesses - home office is in Houston Area in Texas (Kemah)
- Started Contact Center BDC Center in 2006 built to a multi million dollar a year business sold it in 2016 (At age 23) managed over 3500 clients in the US, UK, & Canada clients were all businesses ranging from Volkswagen of America to Live Person (Automotive, Medical, & Software)
- Diversified into real estate in 2014 with Born Again Rentals & Born Again Construction, Roofing and Solar LLC
- Accredited Investor for the past 7 years
- Over 75 Projects Successfully Completed builds & rehabs and acquisitions
- Raised over 30 million in funds for our projects and assets directly with lenders without partners.
- Experience in rental investments, flips, home rehabs, wholesaling and real-estate developments
- In property management our strength is on STR's grossing over 1M per year in rental income.
- Large Portfolio of a combination of STR's, LTR's & Residential
- Currently we have 6 construction projects going and 5 projects in acquisitions with a projection to exceed 20 in 2023





Born Again Development

# Fully turn-key System

## **Born Again Construction Roofing And Solar LLC**

Construction [www.bornagainrenovations.com](http://www.bornagainrenovations.com)

## **Born Again Rentals LLC**

Property Management [www.bornagainvaca.com](http://www.bornagainvaca.com)

## **Born Again Property Developments LLC**

Real Estate Developing [www.bornagainproperties.com](http://www.bornagainproperties.com)

# Born Again Property Developments LLC

50+

Years of Combined Experience

35,000,000+

In Capital Raised

89+

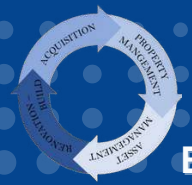
Successfully Completed Projects

**Grow your wealth and Net Worth by owning and investing in Real-Estate.**

**[www.bornagainproperties.com](http://www.bornagainproperties.com)**

These images are for illustration purposes only.

## Achievements



Born Again Development



# Meet our Team



**ZANDRA JONES**  
Chief Executive Officer



**DEAN JONES**  
Acquisitions



**COLEEN ORTIGAS**  
Marketing Officer



**AIAN SAYAS**  
Property Manager



**FERNANDO SANTILAN**  
Project Construction Manager  
Born Again Construction, Roofing, and Solar  
LLC



**JAIME BALLARD**  
Senior Vice President Veritex Bank  
Lender



**PAULA DUROCHER**  
Acquisitions

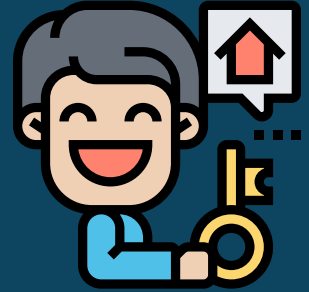


**Born Again Development**

# WHY TEXAS?



**There is no State Income Tax**



**Texas Favours the landlord and investor.**



**Rent increase is up 14.04% in Texas 2022**



**Positive Net Migration between 2010-2020 4,000,000 residents were added**



**High Wages Per Employee Ranks first in the nation for favorable economic climate**



**Considered among the top states for business startups**



**Ranks second in the list of Best States for Business**



**Ranks second in the list of Best Growth Prospects**



**Ranks third in the list of Best States for Business Costs**



**Ranks ninth for availability of qualified labor**



**Appreciation as of Q-4 2022**

- **Four-Quarter Appreciation: 9.7%**
- **Five-Year Appreciation: 58.7%**
- **Appreciation since 1991: 332.1%**



**Affordability**



**Diverse cuisine and population**



**7% GDP growth of texas highest in the country 2022**



**No Rent Control**



# WHY SHORT-TERM RENTALS

## Short-term Vacation Rentals are expanding rapidly

2023 5.5% year of year growth in demand projection Air DNA

2023 Demand Growth of 60% increase projection Air DNA

60% of people who traveled in 2022, took local trips (TripAdvisor)

In the first week of January, nearly 70% of hotel clickers on Tripadvisor were booking domestic trips (TripAdvisor)

Globally, 74% of travelers took at least one domestic trip, and 45% plan at least 2 domestic trips, in 2022 (TripAdvisor)

34% of US travelers are planned at least three domestic trips in 2022 (TripAdvisor)

56% of Americans have taken a staycation recently (YouGov)

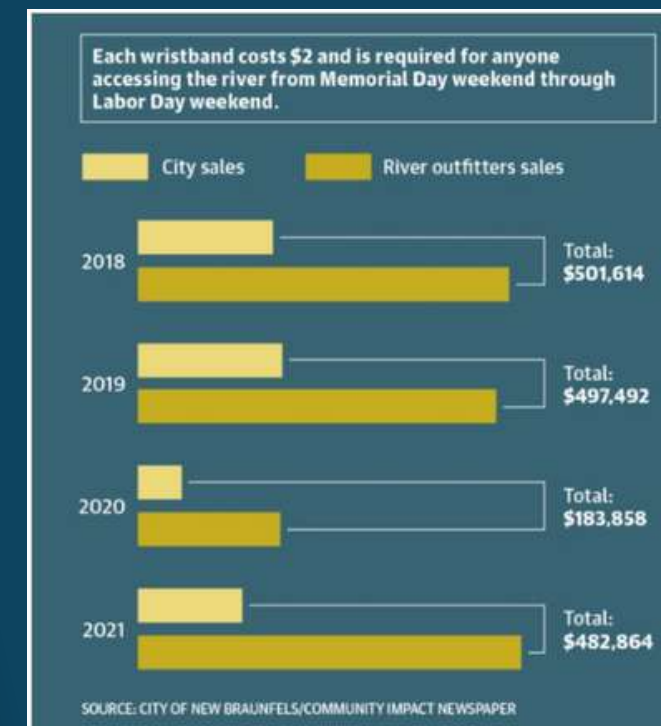
64% of people who traveled in 2022, took 2+ domestic trips (TripAdvisor)

Baby Boomers expect to take 4-5 leisure trips in 2023 (AARP)

Daily Rate increase is projected to increase by 1.7% in 2023 Air DNA

53% of traveling families expect to pack up their cars for a road trip this year (Travel Agent Central)

Following the pandemic lockdown, Viator saw record numbers of bookings for outdoor activities and tours, including 18 of the top 20 top-ranked experiences in the U.S. To add to this, nearly half of the bookings for 2022 were also outdoor activities.



Thanks to platforms such as Airbnb and VRBO, luxury short-term vacation rentals are in high demand. Coupled with the current market conditions, this is an ideal time to be involved in real estate, particularly as cash buyers.

### 76.6%

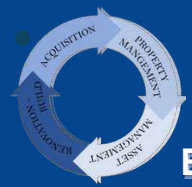
During the year 2021, there was a significant increase in the number of nights booked on Airbnb alone, totaling to approximately 356.9 million nights. This is a considerable surge from the previous year, 2020, when the number of nights booked was around 251.1 million.

## A markets

AirDNA rates our chosen markets. A, which means that they have a strong historical record, are highly sought-after destinations, and possess substantial potential for growth in the future.

### 350+ Million

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# Rare Investment Opportunities



**SOUTH PADRE ISLAND LUXURY WATER FRONT  
CONDOMINIUMS**

**ALMOST SOLD OUT ONLY 2 CONDO'S AVAILABLE**

**Developer Financing**



# Why South Padre Island for Real Estate?

With 34 miles of beautiful white sand and clear emerald water, South Padre Island is one of the world's most exquisite barrier islands – and the only tropical Island in Texas. Calm weather and water and more than 300 days of sunshine make South Padre Island a great place to live and visit all year.

South Padre Island is a popular destination for those looking for a beach vacation with a variety of activities, nightlife, and family-friendly attractions.

In March 2023, South Padre Island home On average, homes in South Padre Island sell after **53 days on the market** compared to 137 days last year.



- **Growing Tourism Industry:** According to a report by the South Padre Island Convention and Visitors Bureau, the city had over 2.4 million visitors in 2019, generating over \$299 million in economic impact.



- **Strong Real Estate Market:** According to Zillow, South Padre Island has a strong real estate market with an average home value of \$382,000. Property values have appreciated by 3.3% over the past year and are predicted to rise by 7.9% in the coming year. This makes it an attractive market for investors looking for a good return on investment.



- **Affordable Cost of Living:** As per BestPlaces.net, South Padre Island has a low cost of living compared to other coastal cities in Texas. The cost of living index is 84.2, which is lower than the national average of 100. This makes it an attractive destination for retirees and those looking for a second home.



- **Low Unemployment Rate:** According to Bureau of Labor Statistics, the unemployment rate in South Padre Island is 5.2%, which is lower than the national average of 6%. This means there is a stable and growing job market in the city, which is essential for a healthy real estate market.



- **Strong Rental Demand:** Due to the growing tourism industry and affordable cost of living, there is a strong rental demand in South Padre Island. Investors can take advantage of this by investing in vacation rentals, long-term rentals, or Airbnb properties.



**Favorable Tax Environment:** Texas has no state income tax, making it an attractive state for investors looking to maximize their returns.

Here is some of the information on what makes South Padre Island a great travel destination:



1. **Beautiful Beaches:** South Padre Island has some of the most beautiful beaches in the United States. The island is surrounded by crystal clear waters and offers miles of pristine, soft sand beaches that are perfect for swimming, sunbathing, and water sports such as kayaking, paddleboarding, and parasailing.



2. **Outdoor Activities:** South Padre Island offers a wide range of outdoor activities. Visitors can go fishing, birdwatching, dolphin watching, and take nature walks at the South Padre Island Birding and Nature Center. There are also plenty of opportunities for water sports such as surfing, kiteboarding, and windsurfing.



3. **Family-Friendly:** South Padre Island is a family-friendly destination with plenty of activities for children of all ages. There are amusement parks, water parks, mini-golf courses, and other attractions that are perfect for families. The island also offers a variety of restaurants that cater to families and children.



4. **Nightlife:** South Padre Island has a vibrant nightlife scene, with plenty of bars, clubs, and restaurants that stay open late. Visitors can enjoy live music, DJs, and dancing, as well as a wide range of food and drink options.



5. **Accessibility:** South Padre Island is easily accessible by car, with a bridge connecting it to the mainland. There is also a small airport on the island that offers daily flights to major cities in Texas.





# CONDO DETAILS

	Living Area	Balcony
NGW AVAILABLE Condo 1	928 sq ft.	Balc 1 121 sq ft.
<b>SOLD</b> Condo 2	928 sq ft.	Balc 2 121 sq ft.
NGW AVAILABLE Condo 3	928 sq ft.	Balc 3 121 sq ft.
<b>SOLD</b> Condo 4	928 sq ft.	Balc 4 121 sq ft.
<b>SOLD</b> Condo 5	928 sq ft.	Balc 5 121 sq ft.
<b>SOLD</b> Condo 6	928 sq ft.	Balc 6 121 sq ft.
<b>TOTAL Condo Areas</b>	<b>5,568 sq ft.</b>	<b>TOTAL Balc Areas 726 sq ft.</b>
<b>Covered Parking</b>	<b>1,330 sq ft.</b>	<b>Deck 380 sq ft.</b>
		<b>Stair &amp; Elevator 232 sq ft.</b>
	<b>Total 8,456 sq ft.</b>	

**We have only two units left and they are selling fast.**

This image is for illustration purposes only.



**111 Sunny Isle Dr, South Padre Island, TX 78597**

**This evaluation was based on a 2 bedrooms and 2 baths unit for 4 guests**



**Gross Annual Revenue: \$59,889**



**Average Daily Rate: \$236**

With Financing, you should Cash flow utilizing your  
condo and have it pay for itself.

# Property Evaluation

NUMBERS ARE NOT GUARANTEED OR IMPLIED THEY ARE BASED ON ALL CURRENT MARKET CONDITIONS.





# Developer Financing

- **If you're interested in investing in Sunny Isle Luxury Condominiums but don't have the capital to make a cash purchase, developer financing is a great option for you.**
- **We offer flexible financing options to help make your real estate investment dreams a reality.**
- **Our financing options allow you to purchase a property with a down payment and pay the remaining balance over a set period of time.**
- **This option not only provides you with a more affordable way to invest in real estate but also offers potential tax advantages. Additionally, when you finance through us, you have the added benefit of working with a reputable and experienced developer who has a proven track record of delivering exceptional properties.**
- **No pre-payment penalties**
- **Flexible Terms**
- **Low Rates**
- **Credit Score is not a barrier**
- **If you are self-employed no need for Tax Returns, we underwrite in-house.**
- **Quick Approvals more likely to be approved versus a lender we don't have the strict terms.**
- **We take pride in providing our clients with exceptional customer service and support throughout the entire financing process, from initial inquiry to closing. So, if you're interested in investing in Sunny Isle Luxury Condominiums and would like to explore financing options, don't hesitate to contact us to learn more.**
- **Flexibility in the terms of the sale, such as the interest rate, down payment, and repayment schedule, which can be customized to fit the needs of both the buyer and the seller.**



# Overall Amenities



Remote Concierge



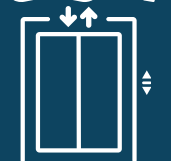
Balcony for the best views (ocean view, sunset, and fireworks) 120SF



Private Massage in Room



Luxury Excursions



Elevator



Personal Chef



Fire Pit



Pickleball court TBD & Outdoor Games



Hot Tub



Outdoor Seating Area

# LOCATION

Walking distance to:



Public access to the beach



Restaurants and bars



Amusement Park



Pharmacy



Local shops



ATM and bank





# Remote Concierge

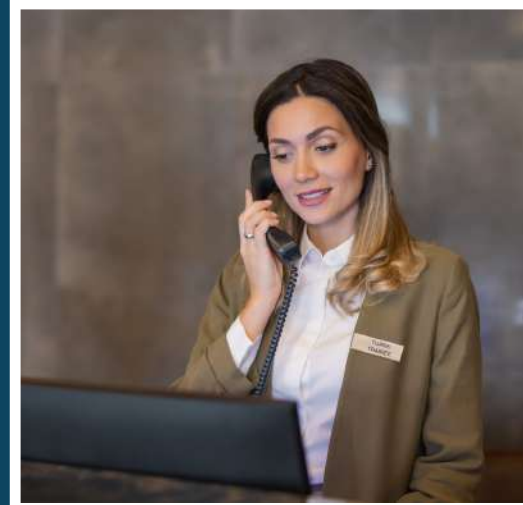
We offer a remote concierge to all guests visiting, we provide a unique experience from the moment they arrive.

Here are some of the ways in which the remote concierge can elevate your stay:

Coordinating airport pickup and drop off, In Condo Personal Experiences including Private Chef, Private Massage, Overall, the remote concierge at Sunny Isle Luxury Condominiums provides guests with a level of personalized service and luxury amenities that truly elevate their stay on South Padre Island.



**Personalized service:** Keyless Check-in, including arranging transportation, making restaurant reservations, and recommending local activities.



**24/7 availability:** We are available 24/7 to assist guests with any requests they may have, ensuring a seamless and stress-free stay.



**In-room services:** The remote concierge can arrange for in-room services, such as private chefs, bartenders, or massage therapists, to provide guests with a truly indulgent experience without leaving the comfort of their condo. We also offer child care services once requested.



**Welcome amenities:** Upon arrival, guests are greeted with welcome amenities, such as bottled water, snacks, and a bottle of wine, to start their vacation off on a luxurious note.



**Luxurious excursions:** Sunny Isle Luxury condominiums offer a wide range of luxurious excursions and activities for residents and guests, making it a desirable destination for those looking for a high-end vacation experience.



**Luxury transportation:** The concierge can arrange for luxury transportation, such as a private car or limousine, to and from the airport or around the island.



# Featured Amenities



Fire Feature



Pickle ball court (TBD)



Corn hole



Hot tub



Outdoor swings



Giant Jenga

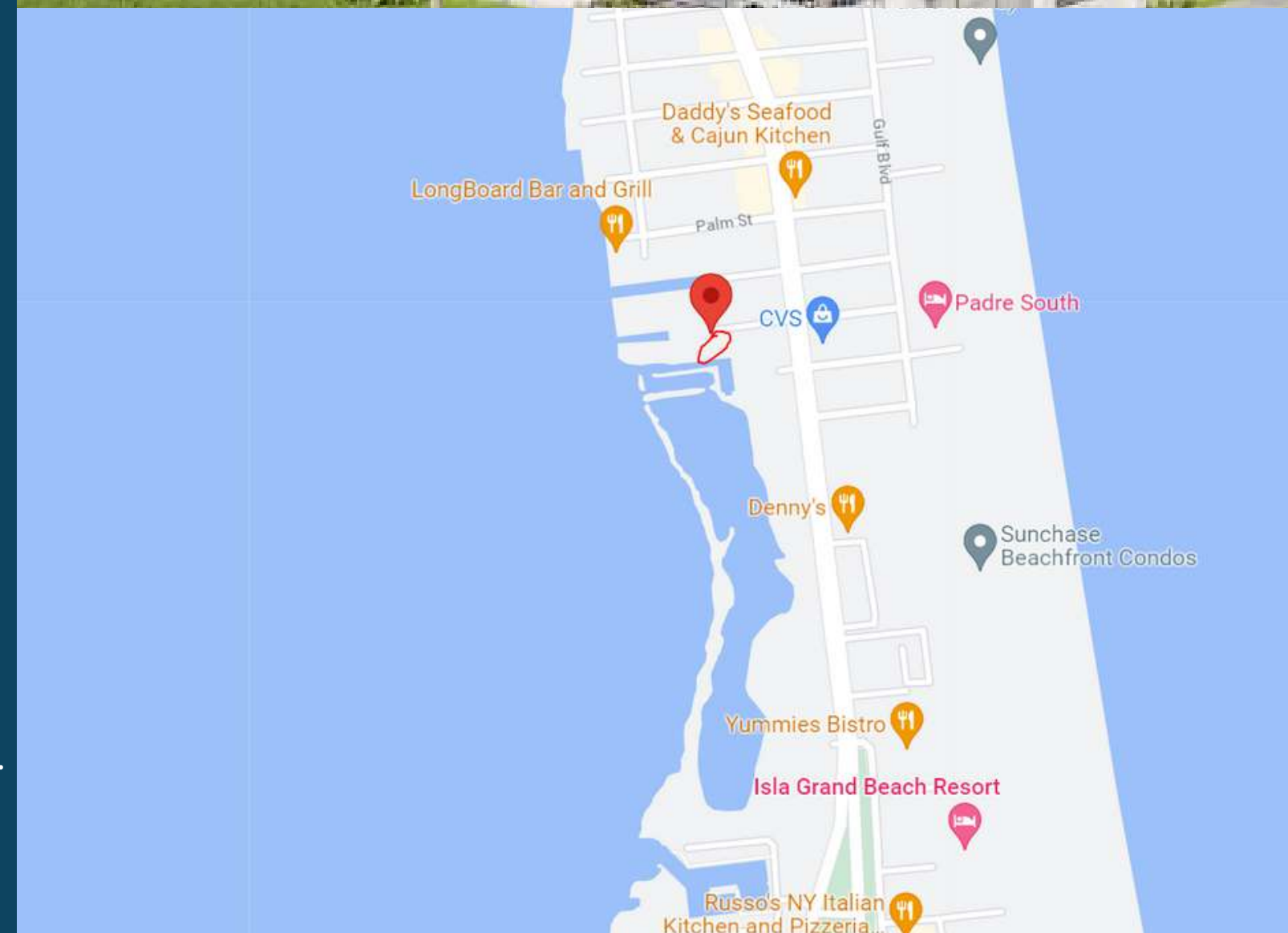
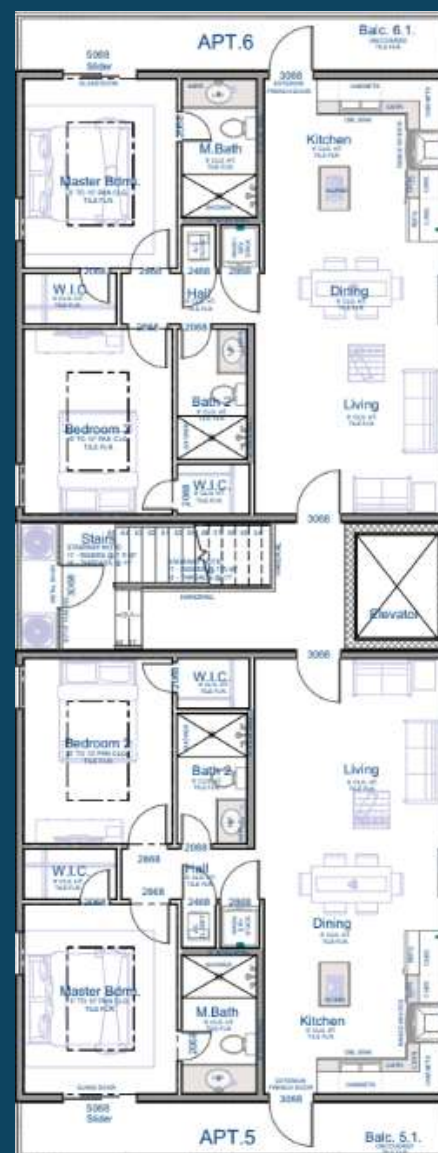
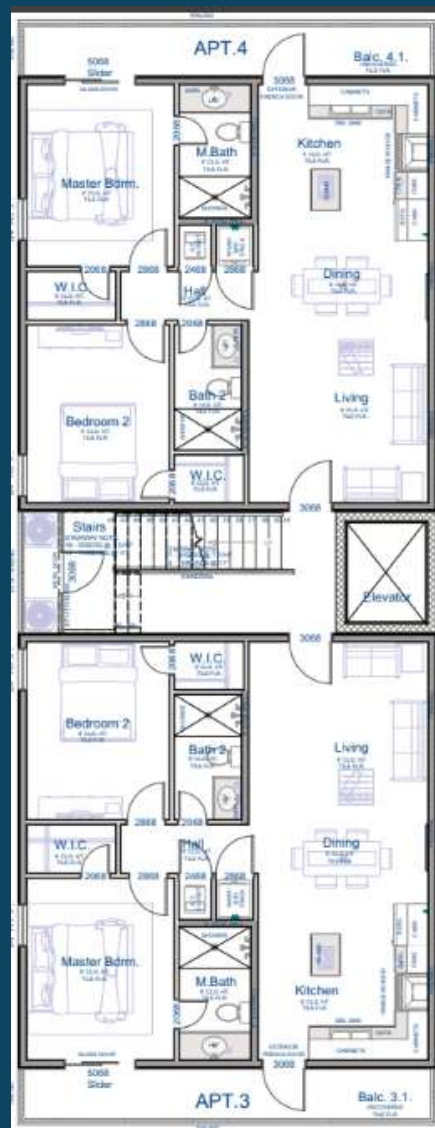
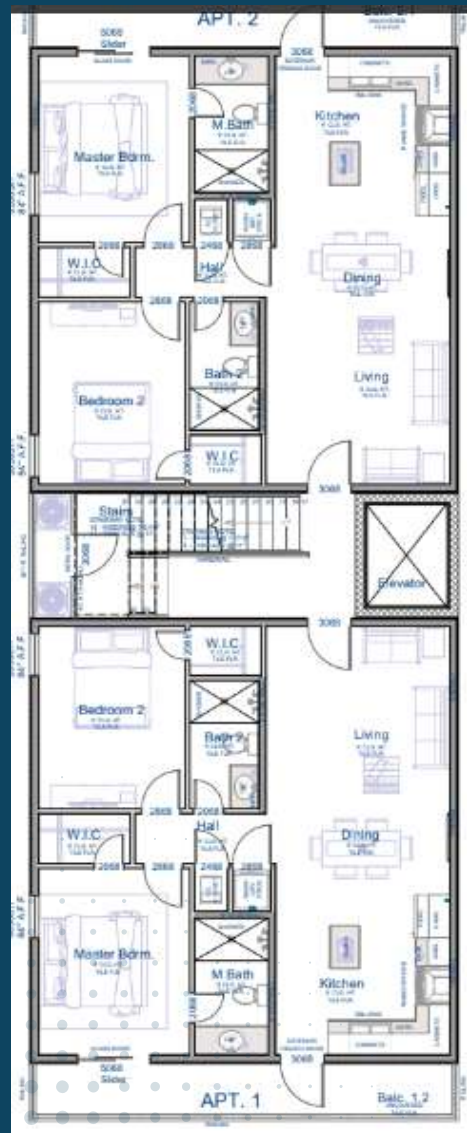
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# Property Overview

Preliminary Renderings for illustration purposes only.



- Fully-equipped kitchen
- Quartz Countertops
- Waterproof Luxury Vinyl Floors
- High-End Tiles In Bathrooms
- Air conditioner
- LED Lighting
- Large Closets
- Custom Light Fixtures over vanities
- Ceiling Fans
- High-Resistance Storm Windows
- Huge 100+ Sf Balcony in Master & Kitchen
- Energy Efficient Build



[Link to Vision Board](#)



Huge Balcony off Master and Kitchen



Kitchen and Dining Area



Kitchen and Dining Area



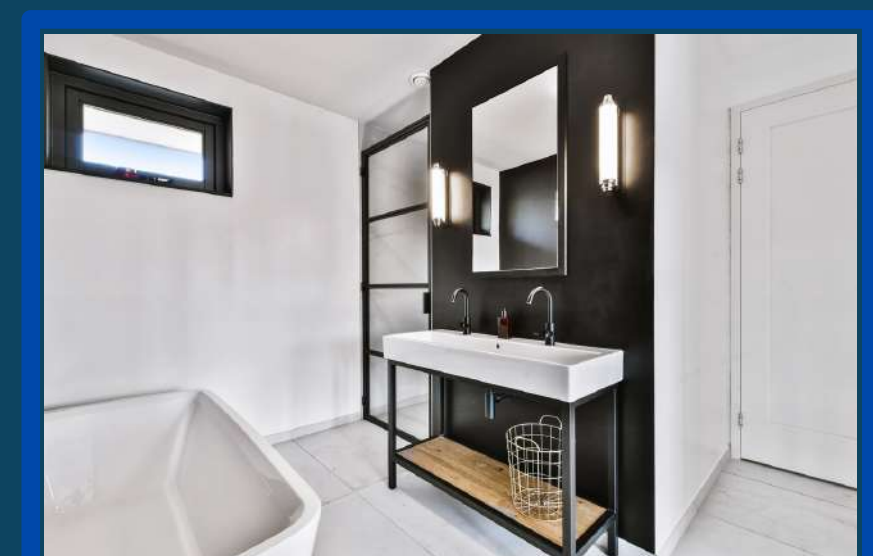
Master's Bedroom



Bedroom 2



Master's Bathroom



Bathroom

These images are for illustration purposes only.

Inside the unit



# Why South Padre Island?

There are several reasons why someone might choose South Padre Island as a destination:



## Beautiful Beaches

South Padre Island is home to some of the most beautiful beaches in Texas. With warm, turquoise waters and soft, white sand, it's the perfect place to relax and soak up the sun.



## Water Sports

If you're into water sports, South Padre Island has plenty to offer. From surfing and kiteboarding to jet skiing and parasailing, there are activities for every level of adventure seeker.



## Wildlife

South Padre Island is home to a diverse array of wildlife, including sea turtles, dolphins, and migratory birds. You can take a dolphin watching tour, go birding at the South Padre Island Birding and Nature Center, or even volunteer with sea turtle conservation efforts.



# Why South Padre Island?

There are several reasons why someone might choose South Padre Island as a destination:



## Nightlife

South Padre Island has a vibrant nightlife scene, with plenty of bars, clubs, and restaurants to choose from. Whether you're looking for a laid-back beach bar or a high-energy dance club, you'll find something to suit your tastes.



## Space X

South Padre Island, known for its beaches and water activities, has become a hub for space exploration and innovation. SpaceX, which was founded by Elon Musk, has a launch site on nearby Boca Chica Beach, allowing visitors to witness rocket launches and landings from the island. South Padre Island is also home to Starbase, a planned city that will serve as a hub for space exploration, development, and tourism. With its combination of beach activities and cutting-edge space exploration, South Padre Island offers something for everyone.



## Family-friendly

South Padre Island is a great destination for families, with plenty of kid-friendly activities like miniature golf, go-karts, and water parks. There are also several family-friendly resorts and hotels to choose from.