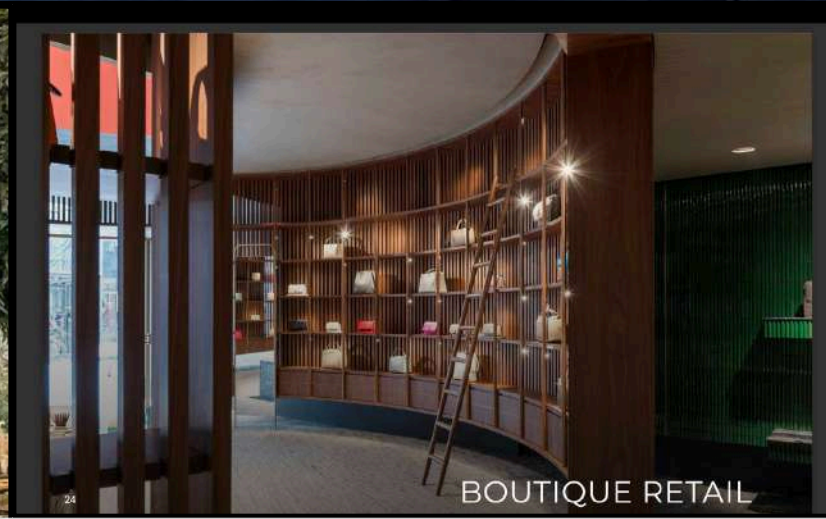




SAVORY VILLAGE

Confidential Offering Memorandum



Fine cuisine nourishes
the body and soul!

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ON THE MENU

Impressivo Development presents Savory Village, a mixed-use investment opportunity located in Spring Hill, TN.

- Property under contract for purchase in January 2026 and project is fully entitled
- Executed stipulated-sum contract in place via a highly-experienced and locally-based general contractor
- The Sponsor has a commitment letter secured via a lender to support acquisition and construction

The Sponsor is seeking direct equity from accredited individuals and interested investment entities. This offering memorandum (OM) provides detailed information about the Project and the Sponsor kindly requests a definitive indication of interest by June, 2025. Indications of interest should be sent to the attention of Impressivo Development at the email address listed below:

InvestmentServices@ImpressivoDevelopment.com

(904) 249-9862

Savory Village – Spring Hill, TN

MAIN COURSE

A unique soulful wellness experience that must be lived not seen!

Savory Village is a premier culinary destination located on the site of a historic working farm, honoring its roots by continuing the tradition of bringing exceptional food from field to table. At its heart, the Culinary Institute of America (CIA) will inspire and breath life into fine dining establishments, culinary artists, and budding restaurateurs.

Project Features:

- Culinary education at the core of the community
- Multiple five-star restaurants showcasing global and local flavors
- Curated retail shopping
- A beautiful conservatory
- A farmers market and amphitheater
- On-site student housing
- Luxury multi-family apartments overlooking June Lake
- 120 key boutique hotel serving the CIA guests and travelers alike
- Expansive gardens, rejuvenating spas, and state-of-the-art fitness

A LA CARTE



Savory Village is a culinary centric designed mixed use development that celebrates the joy and love of cuisine. Sitting at the heart of the development, the premier and world renowned Culinary Art Institute of America (CIA) serves as an ever evolving engine to drive culinary entrepreneurship and develop professional culinary talent.

The Culinary Institute of America is the main course and we've surrounded it with exquisite side dishes and desserts.

- Loft Apartments
- Beer Garden
- Boutique Retail
- Amphitheater
- Full Service Restaurants
- Conservatory
- Craft Distillery
- Spas
- Farmer's Market

A true "must see experience" for all. Bon appetit!

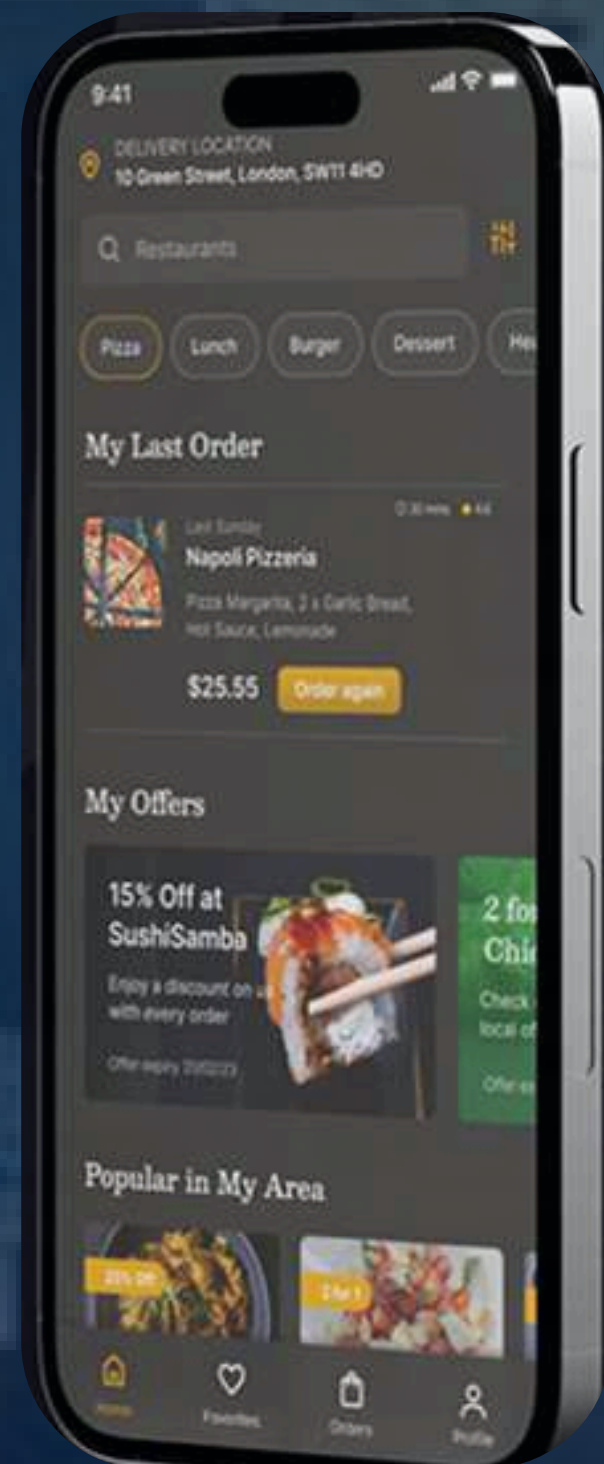
TECHNOLOGY

"We Have an App for That!"

To ensure the experience at Savory Village is as seamless and stress-free as possible, we're developing a dedicated Savory Village app designed with our guests, residents, and tenants in mind. The app will offer convenient features such as:

- Real-time wait times
- Dining reservations
- Wellness class schedules
- Event ticket purchases
- Community event notifications
- Cooking class signups
- Customer loyalty programs

Most importantly, the app fosters a sense of connection and community across the entire tenant base, enhancing the village experience for everyone.



INVESTMENT HIGHLIGHTS

- > Well Located Development in the Middle Tennessee Growth Corridor
- > Solid programming with exciting potential for growth
- > Attractive returns with a variety of revenue streams

Impressivo Development is currently in discussions with the City of Spring Hill to obtain additional funding to build the site's parking garages. Additional funding by the city government would positively and significantly impact the investor returns. As we do not have a full commitment from the city, our proformas do not reflect this funding. However, for a \$10M funding from the City, limited partner returns would improve the IRR to approximately 22.3% and the equity multiple to 4.1.

Our team is also reviewing other grants and tax credits provided by the state for implementing "green" technology. Similarly, due to the nature of the applications, approvals, and timing, we are not including these funds in the Savory Village proformas until we obtain approvals.

Anticipated Cash Returns

Initial Equity Investment	Years									
	1 & 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
\$ 1,000,000	\$-	\$ 88,189	\$ 86,932	\$ 76,826	\$ 136,453	\$ 144,440	\$ 152,579	\$ 161,042	\$ 2,628,317	
\$ 500,000	\$-	\$ 44,095	\$ 43,466	\$ 38,413	\$ 68,227	\$ 72,220	\$ 76,290	\$ 80,521	\$ 1,314,159	
\$ 100,000	\$-	\$ 8,819	\$ 8,693	\$ 7,683	\$ 13,645	\$ 14,444	\$ 15,258	\$ 16,104	\$ 262,832	

Construction Period

Construction Cost	2 Phases - 24 months each	\$164.5 M
Source of Funds	Equity	40%
	Debt	60%
Debt	Construction	60% LTC 6.38% interest only
	Permanent	70% LTV 6.27-6.57% rates

Investor Returns

Hold Period	Phase 1 Closing - Jan 2026	10 years
IRR	Overall Project	16.2%
	Limited Partner	15.5%
Promote Structure	Tier 1: 10% IRR to LP	10%/90%
	Tier 2: 15% IRR to LP	20%/80%
	Residual	10%/90%
Equity Multiple	Limited Partner	3.5



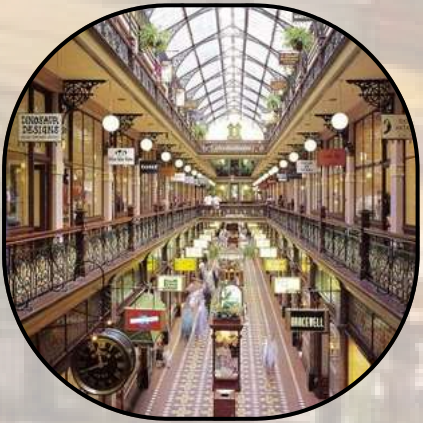
- 1. Culinary Institute of America
- 2. Specialty Market
- 3. Conservatory
- 4. Artisan Market
- 5. Craft Brewery
- 6. Lofts over Retail
- 7. Craft Distillery
- 8. Farmers Market / Amphitheatre
- 9. Five Star Dining
- 10. Boutique Hotel
- 11. Parking Garages
- 12. Gym/Spa

SITE PLAN

DEVELOPMENT DISTRICTS

Savory Village spans approximately 24.55 acres and integrates and weaves distinct development districts into a **sympiotic cohesion** of health and wellness built around fine cuisine, social atmosphere and engagement, and exceptional community placemaking. It embodies all the elements that **draw people together** and build community!

a. Artisan Market



b. Boardwalk



c. Conservatory



d. CIA



e. Olde Town



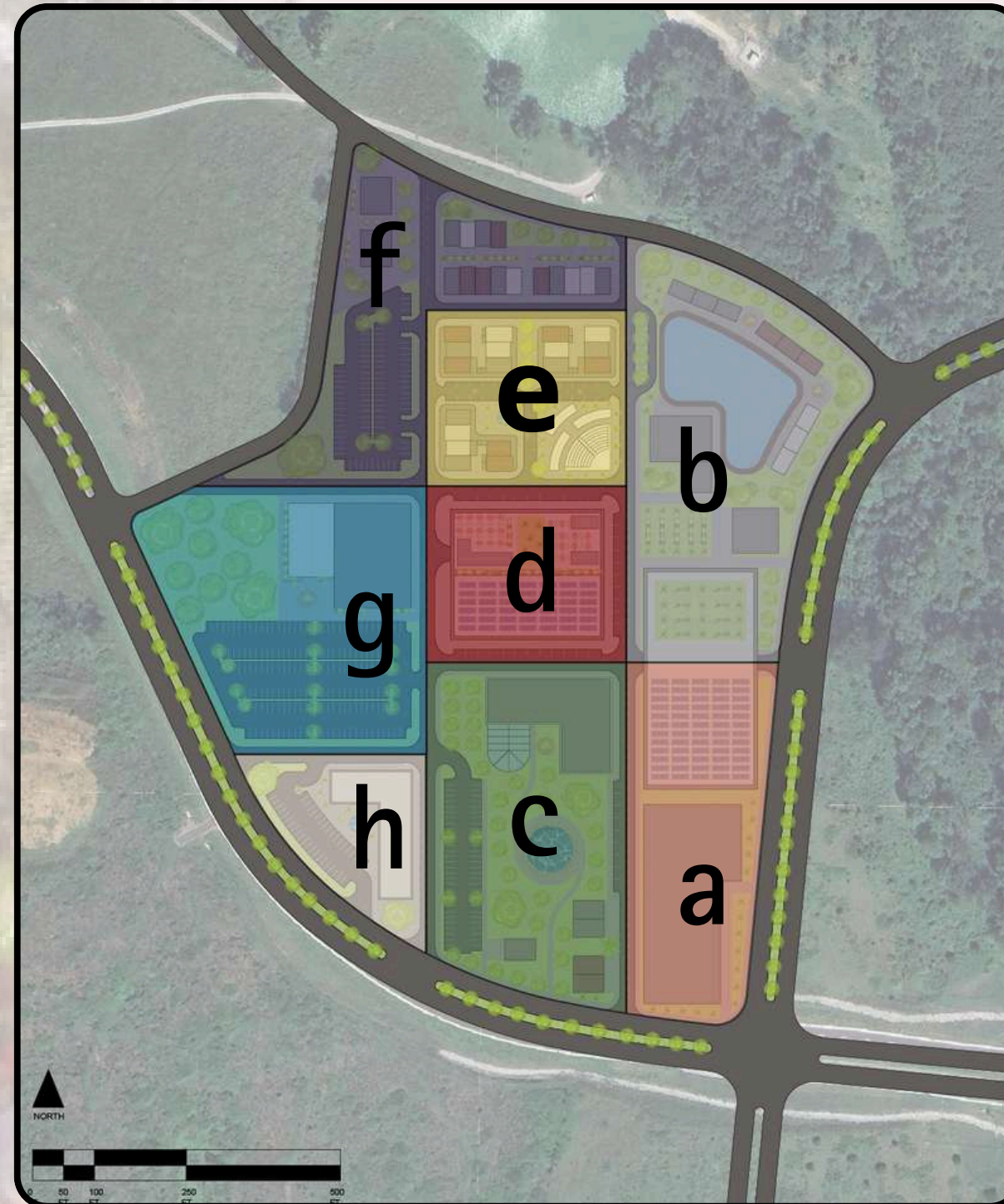
f. Lakefront



g. Marquis de Vie



h. Boutique Hotel



ARTISAN MARKET



The Artisan Market is a magnificent arrangement of the best from local art and craft entrepreneurs and industry leading specialty retailers with a generous mix of diverse restaurants, cafes, and herbal tea offerings.

- 82,000+ SF
- 53 Retailers and Restaurant Tenants
- Easy Parking access



ARTISAN MARKET RENDERING



BOARDWALK

The boardwalk showcases the **whiskey and craft brewing** traditions of Tennessee in an intimate **waterfront setting** amongst a menagerie of retail and culinary hotspots!

- 39,000 SF
- 80,000 SF Parking Garage
- Micro-distillery
- Craft Brewery
- Beer Garden
- Additional restaurants and retail



CRAFT FOOD & BEVERAGE

BOARDWALK RENDERING



CONSERVATORY

The **imposing and stunning** conservatory showcases over 200 rare plants and flowers, a botanical collection not found anywhere else in the South and serves as the **premier wedding and event venue**.

- 32,000 SF conservatory
- 19,000 SF retail
- Botanical Wonderland
- High End Restaurants and Event Services
- Premier Event Venue



CONSERVATORY RENDERING



CULINARY INSTITUTE OF AMERICA

The world renowned culinary school at the center of Savory Village, will breath life into new **tasty creations**, birth new fine dining establishments, and launch new chefs ready to make Nashville the **foodie capital** of the Southeast!

- 80,000 SF office and housing
- 150 rooms Student Housing
- Startup Kitchens (for rent)
- 130,000 SF Co-located Parking Garage
- Two rooftop restaurants



CULINARY INSTITUTE OF AMERICA RENDERING



OLDE TOWN

Olde Town is great mix of luxury lofts, a bouquet of restaurants and cafes, and retail stores of all flavors all set in a classic **old world streetscape reminiscent of Charleston or New Orleans**. Tying it all together is the nearby Farmers Market and the outdoor amphitheater for **live concerts, shows, and special events**.



- 8,900 SF Amphitheater and Farmers Market
- Food Truck Park
- 54,000 SF Restaurants, Cafes, and Retail
- 18 Luxury Loft Apartments



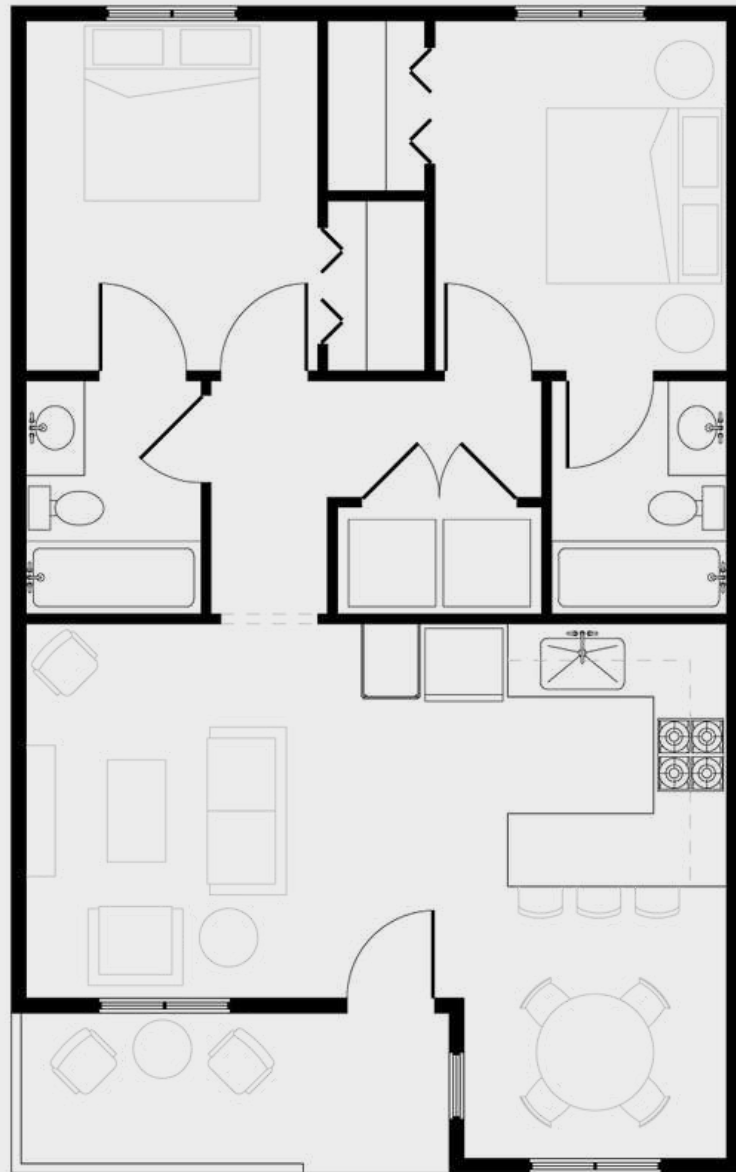
OLDE TOWN RENDERING



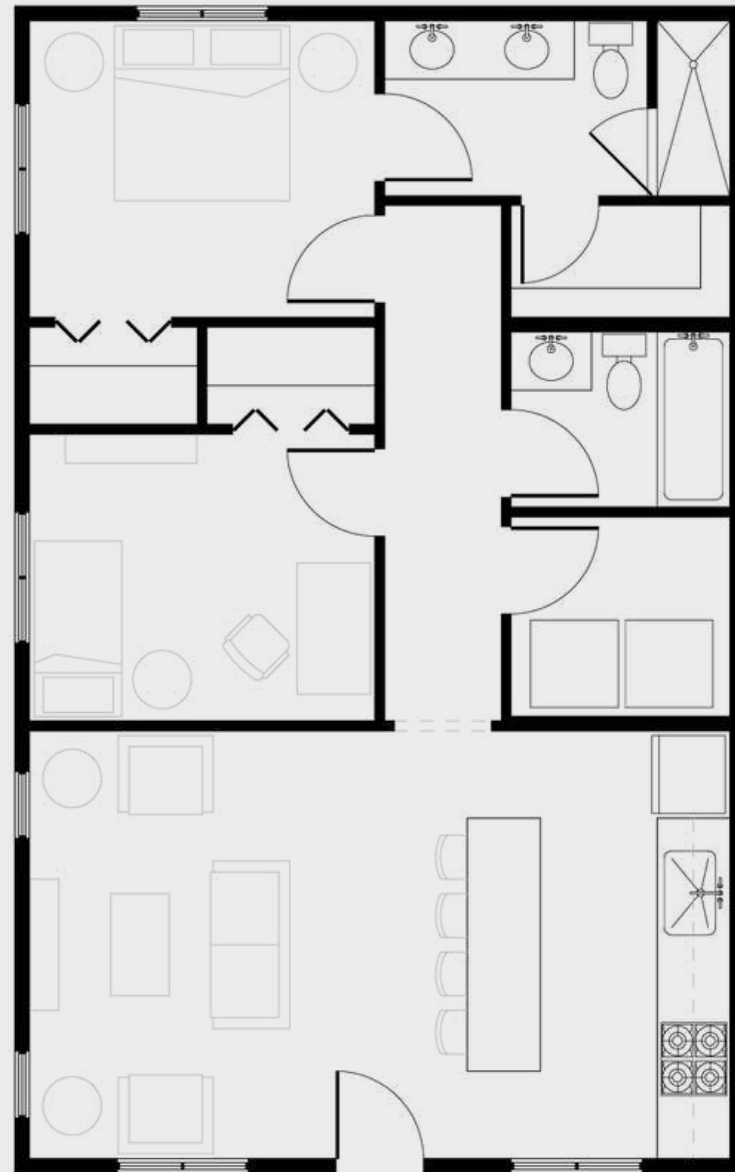
OLDE TOWN RENDERING



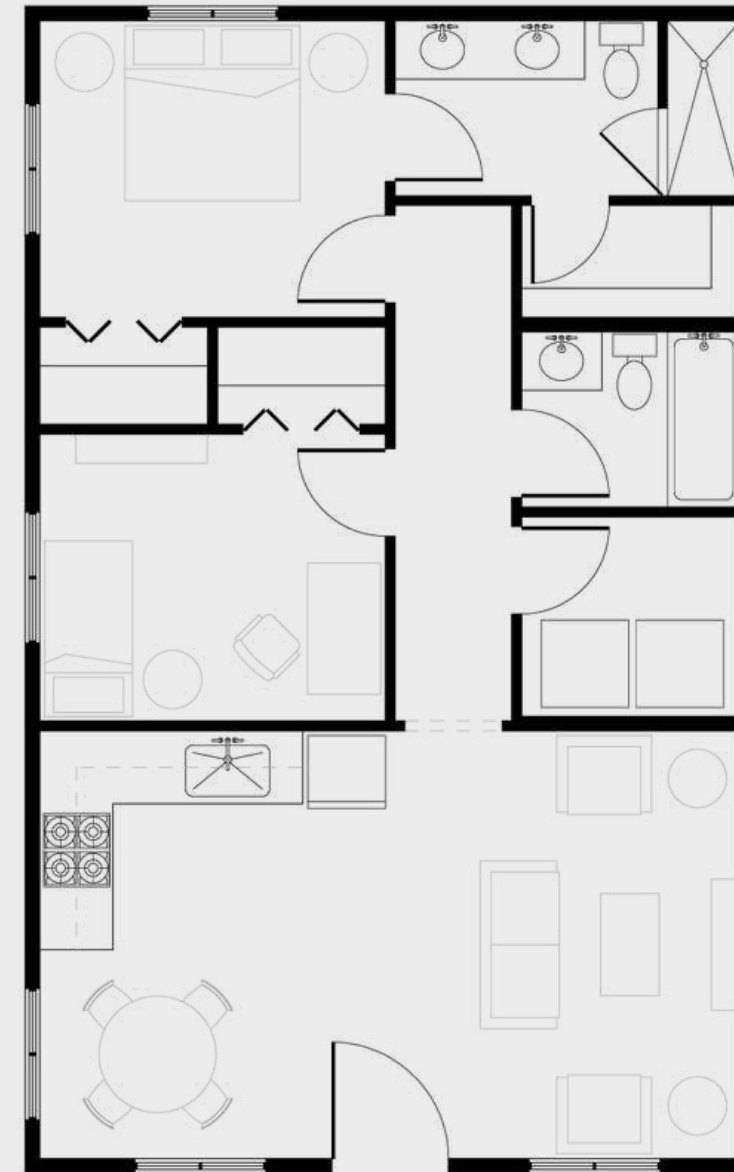
OLDE TOWN FLOOR PLANS



TYPICAL APARTMENT
FLOOR PLAN



CORNER APARTMENT
FLOOR PLAN



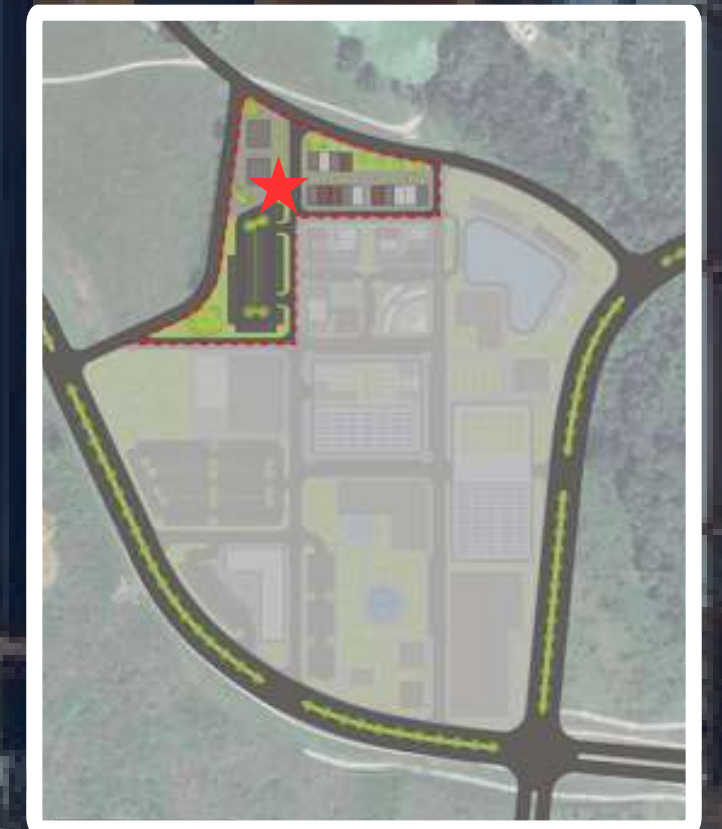
CORNER APARTMENT
FLOOR PLAN

LAKEFRONT

The Lakefront is home to **premier five star dining**, luxury loft apartments, and only the finest retail shopping. It holds a special place in Savory Village providing **beautiful sunset views of June Lake** and enchanting evening strolls.



- 40,000 SF
- Premier Fine Dining
- Luxury Retail
- 5 Unique & Special Restaurants
- 18 Luxury Loft Apartments



LAKEFRONT RENDERING



MARQUIS DE VIE

Marquis de Vie is comprised of a specialty market offering **only the best ingredients** for those students and faculty or for locals who want to be their own chef at home. It's complimented by **boutique health spas and gym** to provide care for **the ultimate in body and soul**.



- 59,000+ SF
- Custom Food Market
- Boutique Health Spa/Gym
- Wellness Offerings



MARQUIS DE VIE RENDERING



BOUTIQUE HOTEL

The 120 key **boutique hotel** is strategically positioned in close proximity to the Conservatory, fine dining, and the CIA to support both business, cultural, and social events. Site hosting a leading **luxury brand** in the hospitality sector and to be delivered in 2027.

- 120 Key Boutique Hotel
- Convenient to CIA & Conservatory
- Catering to Tourists & Special Events



PARKING

Preserving walkability is a key part of the design of Savory Village but we are careful to balance it against abundant and **accessible parking**. Savory Village has extensive parking which has been positioned for ease of access among districts as well as to support special events drawing larger crowds. Utilizing a mix of surface and garage parking we provide **excellent options** for students, staff, tenants, and visitors to enjoy Savory Village.

- Total Parking Spaces – 1630
- Surface Parking – 676
- Parking Garage – 954



PLACEMAKING

By emphasizing placemaking, the master plan fosters both a physical and cultural connection to the surrounding community and region, creating a dynamic, thriving space that serves as both a learning hub and a local cultural asset.

- Use of Scale and Diversity
- Walkability
- Relation Between Structures
- Use of Decorative fixtures
- Abundance of "Third Places"



TENANT MIX



Our Culinary destination is a **vibrant epicenter** of taste, culture, and elevated lifestyle. Anchored by a world-class cooking school, the destination features a **curated mix** of high-end restaurants, luxury retail, a boutique hotel, and **bespoke** artisan vendors – all thoughtfully selected to create a seamless, elevated experience. Wellness offerings, a lush conservatory, and a farmers market add to the richness of the environment, while a **dynamic** outdoor amphitheater brings the community together through food, culture, and entertainment.

It's more than a place – *its a destination where culinary excellence meets intentional living.*

INCLUSIVE

By **going beyond** ADA requirements, Savory Village offers an inviting and **inclusive atmosphere** to people of **all abilities**, offering further connection in comfortable, accessible settings for those with mobility, sight, hearing or sensory concerns.

- Wide doorways
- Smooth abundant paths
- Braille menus →
- Buzzing Pagers
- Closed Captioned TVs
- Good lighting
- Noise dampening elements



SUSTAINABILITY

Passive Cooling/Heating

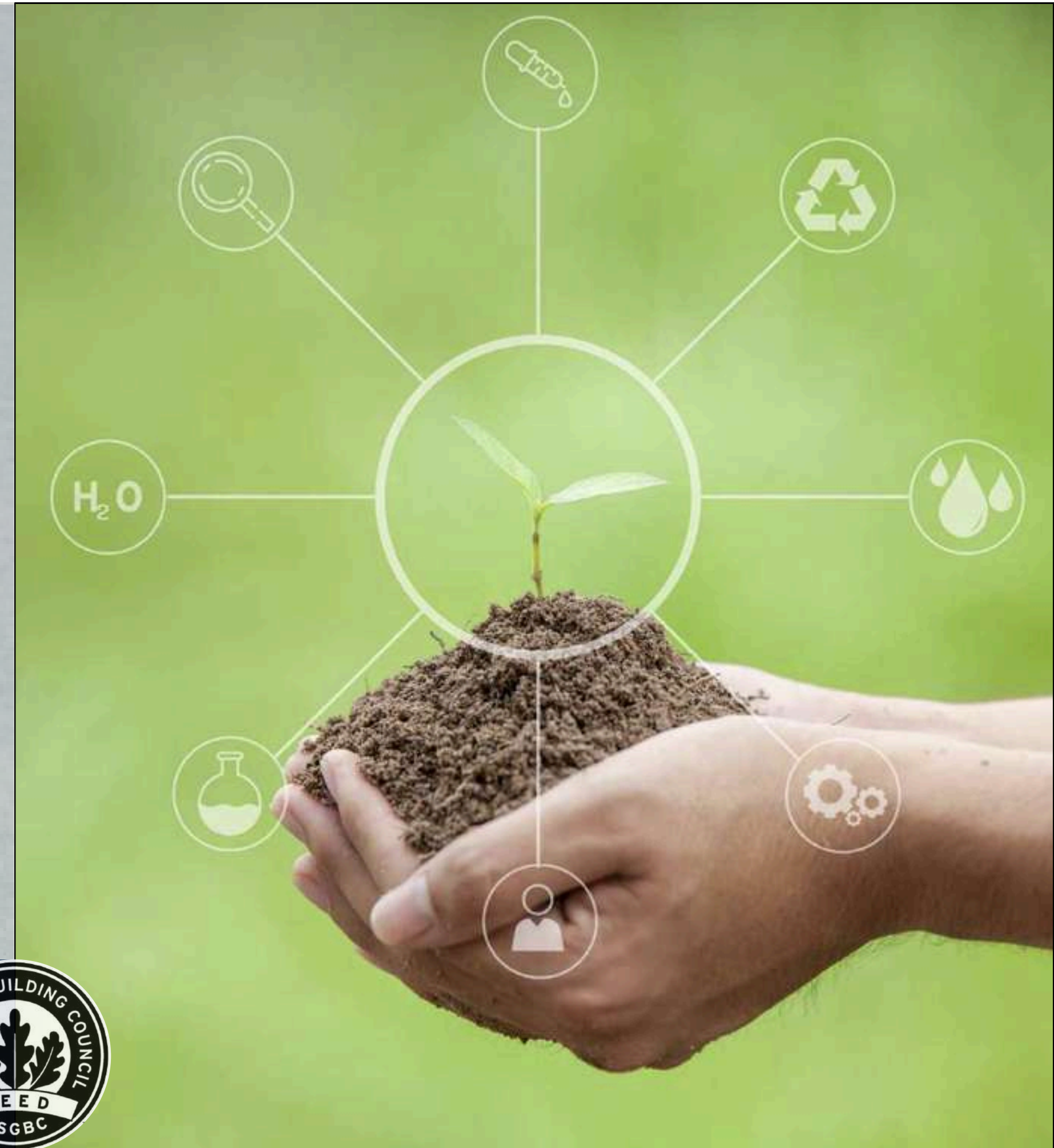
- Natural Shading
- Green Walls
- Extensive Landscaping

Energy Efficiency

- Solar Panels
- Energy Efficient Appliances

Water Management

- Permeable Surfaces
- Bio-swales
- Rainwater Collection (irrigation)
- Green roofs



Culinary Institute of America
LEED Gold certified



EXISTING SITE

Historic Farmland

- Fenced pastures
- Beautiful June Lake nearby
- Gently rolling lush green hills

Proud to offer Savory Village as an extension of the site's agricultural roots to complete the circle of field to table and create amazing culinary delights!



Why Invest in the **NASHVILLE** MSA

- Steadily Growing Population **4%+**
- Projected Future Growth and Investment
- Concentration of Wealth
- Diverse Area Economic Drivers
 - Tourism
 - Healthcare
 - Music Industry
 - Higher Education Centers
 - Business and Manufacturing

A map of the Nashville, Tennessee Metropolitan Statistical Area (MSA) is centered on Nashville. The map shows major roads and surrounding cities including Brentwood, La Vergne, Smyrna, Franklin, and Sorina Hill. A yellow star marks Sorina Hill. Five circular callouts are overlaid on the map, each showing a different scene: 1) A large, ornate brick building with a tall steeple. 2) A modern glass-walled building. 3) A large, multi-story brick building with a courtyard. 4) A man in a red plaid shirt playing an acoustic guitar on a stage. 5) The entrance to the Davidson County Agricultural Expo with people walking in front.

-20 minutes to Franklin, TN
-36 minutes to Nashville, TN

Willamson County **QUALITY OF LIFE**

Opportunity Beckons South of Nashville!

- Over 50% earning \$100k or more
- Over 50% college graduates
- 18th Fastest Growing County in US
- 14th Wealthiest County in US
- Growing Entrepreneurial Spirit





Market Overview

- 16th Consecutive Qtr. of Positive Growth (2024 Retail Net Absorption 550,000 sf)
- Extremely Tight Retail Vacancy (3.1 %)
- 2024 retail investment over \$600M (Majority of Activity Smaller Transactions)

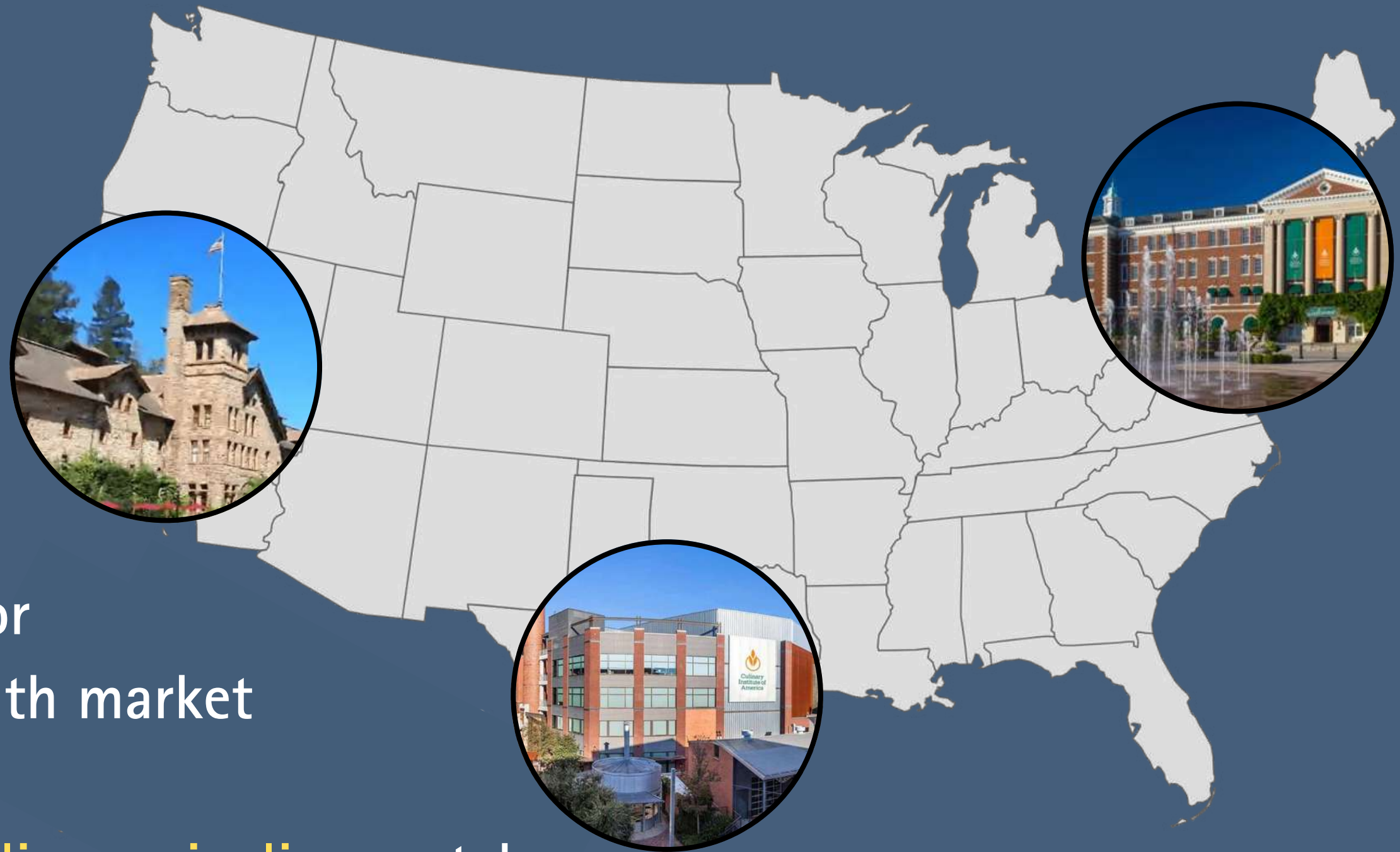
Nashville continues to be a major growth market in the Southeast. Nashville's above average economic growth and booming tourism industry continue to fuel retail demand and development.

Avison Young
Retail Market Snapshot, Q4 2024

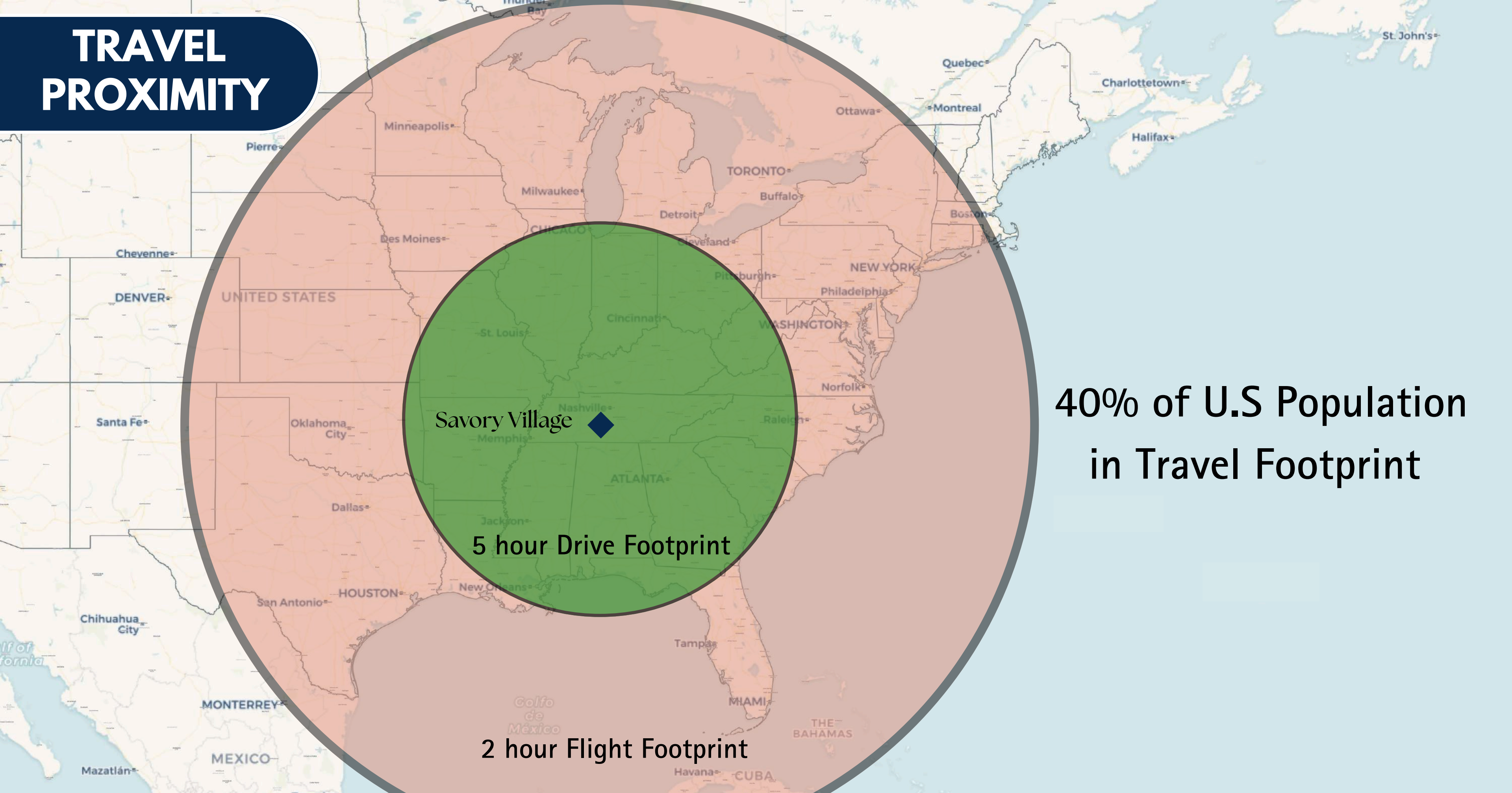
UNIQUE & NEW FOR NASHVILLE

There's Nothing Like Savory Village!

- Opportunity to make Nashville a true "Foodie" Destination
- Fantastic Opportunity for CIA (New campus in the South)
- Creates a **culinary talent pipeline** for Nashville and the growing mid-South market
- **No developments proposed or in delivery pipeline** match the mix of uses or culinary experience offered at Savory Village



TRAVEL PROXIMITY



40% of U.S. Population
in Travel Footprint

FUNDING SOURCES & USES



	Total	Per SF	% Total
Sources			
Equity	\$ 64,280,513	\$ 102.17	39%
Debt	\$ 99,239,507	\$ 157.74	60%
Special Use District Funds	\$ 955,615	\$ 1.52	1%
Total Sources	\$ 164,475,635	\$ 261.42	100%
Uses			
Land and Related	\$ 31,342,105	\$ 49.82	19%
General & Administrative	\$ 4,967,071	\$ 7.89	3%
Developing Charges & Municipal	\$ 2,624,557	\$ 4.17	2%
Hard Cost Construction	\$ 105,873,662	\$ 168.28	64%
Soft Cost Construction	\$ 11,921,396	\$ 18.95	7%
Building Operations	\$ 5,452,327	\$ 8.67	3%
Net Equity & Construction Interest	\$ 2,294,517	\$ 3.65	1%
Total Uses	\$ 164,475,636	\$ 261.42	100%

OPERATING PROFORMA

Savory Village	2028	2029	2030	2031	2032	2033	2034	2035	2036
Net Revenue									
Section 1 Artisan Market	\$2,258,526	\$ 4,010,688	\$ 4,131,009	\$ 4,254,939	\$ 4,382,587	\$ 4,514,065	\$ 4,649,487	\$ 4,788,971	\$ 4,932,641
Section 2 Boardwalk	\$1,758,728	\$ 2,999,750	\$ 3,089,742	\$ 3,182,435	\$ 3,277,908	\$ 3,376,245	\$ 3,477,532	\$ 3,581,858	\$ 3,689,314
Section 3 Culinary Institute	\$1,521,727	\$ 2,583,733	\$ 2,661,245	\$ 2,741,082	\$ 2,823,315	\$ 2,908,014	\$ 2,995,255	\$ 3,085,112	\$ 3,177,666
Section 4 Conservatory	\$1,179,162	\$ 2,085,822	\$ 2,148,397	\$ 2,212,849	\$ 2,279,234	\$ 2,347,611	\$ 2,418,039	\$ 2,490,581	\$ 2,565,298
Section 5 Olde Towne	\$ -	\$ -	\$ 1,185,355	\$ 2,140,595	\$ 2,204,813	\$ 2,270,958	\$ 2,339,086	\$ 2,409,259	\$ 2,481,537
Section 6 Lake Front	\$ -	\$ -	\$ 755,656	\$ 1,378,705	\$ 1,420,066	\$ 1,462,668	\$ 1,506,548	\$ 1,551,745	\$ 1,598,297
Section 7 Marquis de Vie	\$ -	\$ -	\$ 1,199,087	\$ 2,184,162	\$ 2,249,687	\$ 2,317,178	\$ 2,386,693	\$ 2,458,294	\$ 2,532,043
Total Revenue	\$6,718,143	\$11,679,993	\$15,170,490	\$18,094,767	\$18,637,610	\$19,196,739	\$19,772,641	\$20,365,820	\$20,976,795
Net Operating Expenses									
Section 1 Artisan Market	\$ 703,523	\$ 206,184	\$ 212,118	\$ 220,868	\$ 227,494	\$ 234,319	\$ 241,348	\$ 248,589	\$ 256,046
Section 2 Boardwalk	\$ 605,274	\$ 207,027	\$ 212,100	\$ 223,643	\$ 229,818	\$ 236,177	\$ 242,727	\$ 249,474	\$ 256,424
Section 3 Culinary Institute	\$ 823,585	\$ 229,941	\$ 236,290	\$ 245,879	\$ 252,997	\$ 260,329	\$ 267,881	\$ 275,659	\$ 283,670
Section 4 Conservatory	\$ 211,536	\$ 88,014	\$ 90,655	\$ 93,374	\$ 96,176	\$ 99,061	\$ 102,033	\$ 105,094	\$ 108,246
Section 5 Olde Towne	\$ -	\$ -	\$ 322,140	\$ 95,720	\$ 98,327	\$ 102,481	\$ 105,431	\$ 108,470	\$ 111,599
Section 6 Lake Front	\$ -	\$ -	\$ 264,150	\$ 64,144	\$ 65,736	\$ 69,220	\$ 71,141	\$ 73,119	\$ 75,156
Section 7 Marquis de Vie	\$ -	\$ -	\$ 364,633	\$ 97,566	\$ 100,071	\$ 104,995	\$ 107,946	\$ 110,986	\$ 114,117
Total Expenses	\$2,343,918	\$ 731,166	\$ 1,702,086	\$ 1,041,195	\$ 1,070,619	\$ 1,106,582	\$ 1,138,507	\$ 1,171,390	\$ 1,205,259
Net Operating Income (NOI)	\$4,374,225	\$10,948,827	\$13,468,404	\$17,053,573	\$17,566,992	\$18,090,157	\$18,634,134	\$19,194,430	\$19,771,535



April '25 – June '25

- Site Planning
- Community Feedback
- Negotiations/LOI

July '25-December '25

- Contract Execution
- Due Diligence
- Underwriting
- Bank Financing
- Limited Partner Presentations/Funding

January '26

- Funding/Closing - Phase 1

January '26-May '26

- Building Permitting
- Inspections
- Approvals

June 26-Jul 26

- Site Prep
- Horizontal Construction

August '26-December'26

- Vertical Construction
- MEP

November'26-December '27

- Windows/Skins/Build Out
- Landscaping
- Final Inspections
- Pre-Leasing

December '27

- Certificate of Occupancy

January '28

- Funding/Closing – Phase 2

January '28-July 28

- Additional Permitting
- Inspections/Approvals
- Site Prep
- Horizontal Construction

August '28-December '28

- Vertical Construction
- MEP

November '28-December '29

- Windows/Skins/Build Out
- Landscaping
- Final Inspections
- Pre-Leasing

December '29

- Certificate of Occupancy

**DEVELOPMENT
TIMELINE**

RISK MANAGEMENT

CONSTRUCTION RISK

Risks incurred during the construction period would include cost overruns, labor shortages, and material price fluctuations.

OPERATIONAL RISKS

Risks during the operating phases of the site would include poor leasing performance, tenant mix issues, or poor property management.

Lease Up, Anchor Tenant, and Tenant Mix risks include the inability to lease space in a timely manner or achieve targeted occupancy. Also, the wrong mix of tenants would result in increased vacancy or failed businesses.

Tenant Credit Risk – We are selectively attracting the best tenants in their business. The Culinary Institute is our main anchor tenant, and supporting tenants will have a harmonious relationship with the overall culinary and lifestyle theme. While some tenants will be local, others will be nationally recognized brands.

Mitigations

- Guaranteed maximum price (GMP) contracts
- Utilizing vetted, local design firms and talent
- Planned for contingency costs – 10% of hard costs
- Purchase appropriate insurance coverage
- Community engagement

- Utilize expert property management firms
- Utilizing technology (Savory Village App)
- Utilize proven broker networks
- Marketing for tenant lease up will commence as construction begins
- Phasing will prioritize anchor development (CIA), supporting housing, and initial restaurants and retail to grow demand and feed follow-on lease up
- Carefully curated tenant selection focusing on quality and excellence
- Diligent tenant placement in the site to enhance symbiotic relationships
- Lease applicant credit checks and monitoring

RISK MANAGEMENT

SPECIALTY MIXED-USE RISK

We recognize that programming of the site has some special use buildings and attractions. To mitigate vacancy concerns in the event that one of the special-use tenants does not renew their lease, we have identified alternative tenants and uses for these buildings:

Culinary Institute of America:

- Alternative Culinary School Tenants:
 - Auguste Escoffier School of Culinary Arts
 - Le Cordon Bleu
 - Institute of Culinary Education
 - The French Culinary Institute
 - Kendall College School of Culinary Arts
 - Sullivan University National Center for Hospitality Studies
- Potential Hospitality Schools
 - Johnson & Wales University
 - Cornell University
- Nutritional/Wellness Retreat Destination
 - Weight Loss clinics
 - Nutrition Classes

Farmers Market and Amphitheater:

- Build out for additional Retail
- Outdoor Fitness and Wellness Center

Conservatory:

- Competitor Special Event Management Co.
- Additional Special Events
 - Proms
 - Corporate Events
 - Celebration of Life
 - Holiday Parties
- Alternative Uses for Building
 - Art Gallery & Exhibition Space
 - Luxury Retail Showcase
 - Wellness and Yoga Retreat Center
 - High end office space
 - Aquaculture



RISK MANAGEMENT

EXIT RISKS

Exit Risks include the inability to sell or refinance the property at a profitable level. Situations such as unfavorable capitalization rates (CAP Rates), low buyer pools, or buyer financing issues could impact the profitability of the overall project.

In our financial model, we anticipate the CAP rate to be at 7% upon sale.

In the following table, various CAP Rate scenarios are modeled so that investors can gain a deeper understanding of the potential investment risks and opportunities and make informed decisions:

CAP Rates Variation and Performance Impact					
CAP Rates at Time of Property Sale	5.00%	6.00%	7.00%	8.00%	9.00%
IRR - Leveraged	20.5%	18.2%	16.2%	14.5%	13.0%
IRR - Limited Partner	18.7%	16.9%	15.5%	14.1%	12.7%
IRR - General Partner	30.1%	25.8%	21.6%	17.8%	15.4%
Multiple Equity - Limited Partner	4.62	3.95	3.47	3.09	2.74
Multiple Equity - General Partner	11.96	8.43	5.90	4.24	3.45

Mitigations:

- Maintain relationships with a diverse buyer pool, such as REITS, family offices, and institutional investors
- Monitor cap rate trends closely
- Devise flexible exit strategies

SPONSORS



KVD is a Design Firm that provides comprehensive planning, landscape architectural, and urban design services in Franklin, Nashville, Middle Tennessee, and nationwide. They have broad project experience working with civic, commercial and mixed use communities, senior living and healthcare, urban living, and residential design land planning.



TPUDC is an award-winning and nationally-renowned planning and urban design firm specializing in the planning, coding, entitlement and implementation of public and private projects across North America. They have specific experience in urban agriculture, sustainability, complete streets and suburban retrofit.



Studio 8 Design has a core focus on bringing creative, responsible design to every project. Their project experience is diverse, including commercial, residential, office, multi-family, mixed-use, recreational and urban park commissions. Good design is their goal for every project whether large or small, regardless of budget.

Five Points (Franklin, TN)



Armistead (Franklin, TN)



Grays on Main (Franklin, TN)



SPONSORS



Yates is a respected national construction firm with a storied history dating back to 1964. They are ranked among the nation's top commercial and industrial construction companies and provide a full range of construction and building services. Their portfolio of projects is diverse and spans across the industrial and commercial sectors.

Charger Village
(University of Alabama, Huntsville)



IKON Construction is a 22-year-old general contractor in Nashville known for achieving top-notch results no matter the project. They have completed renovation and ground-up projects in various sectors, including retail, office, auto dealerships, and crucially, for restaurant markets.

E3 Chophouse
(Nashville, TN)



SPONSORS

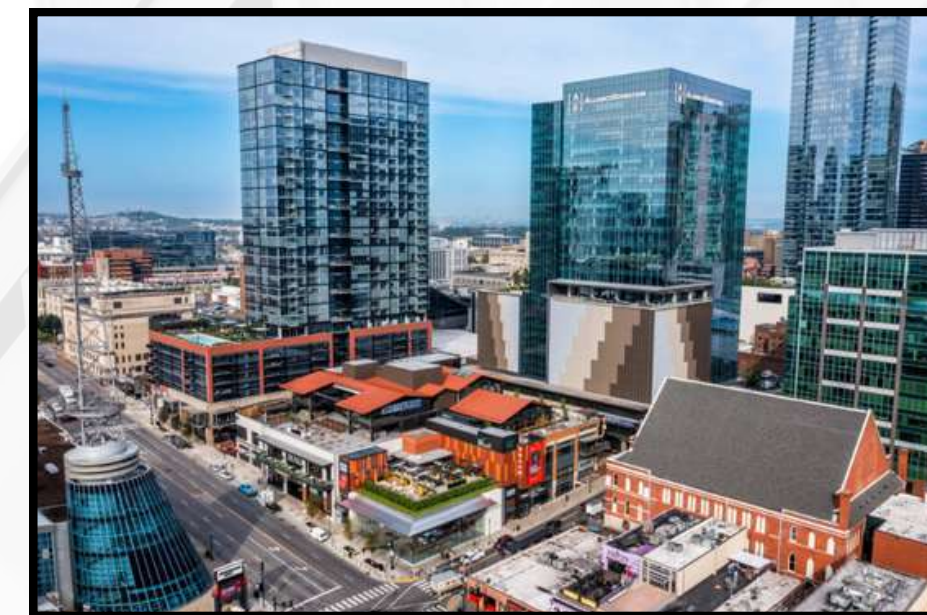


Gresham Smith is a top-ranked architecture, engineering and design firm that provides full-service solutions for both public and private sector clients across a wide range of markets. Projects are equally diverse from roadways and pathways, to hospitals, and corporate campuses.



Kimley Horn is one of the nation's premier planning, engineering, and design consulting firms with more than 100 offices across the U.S. and offers full services across a wide range of disciplines. They are known for tackling multifaceted projects with novel approaches and innovative technologies.

Fifth & Broadway
(Downtown Nashville)



Rosemary Ave
StreetScape Improvements
(West Palm Beach, FL)





Impressivo Development was founded in 2010, with a commitment to developing unique, imaginative, and special mixed-use projects of renown in emerging markets in the Southeastern United States. Adhering to the best practices of New Urbanism, they are committed to creating projects that are walkable and sustainable and always foster a renewed sense of community. Investments are premised on emerging suburban markets in growing MSAs and unique but reliable anchor tenants (often associated with prestigious centers of higher learning).

Representative Project

The Krog Street Market located along Atlanta's famous Beltline is an integral part of the Krog District and is representative of the innovation and experience that Impressivo Development brings to mixed use development. The numerous uses and diversity of retail is a magnificent display of the work, live, play ethos that is desired by young professionals and that makes up the places people want to call home and want to visit. The 9-acre site was re-developed from its former uses as an industrial and office site into an inviting mix of residential and retail during successive development phases. Impressivo Development excels at placemaking and crafting developments that matter.



OUR TEAM



Stephen Crawford



Stephen C. Crawford serves as the Director of Development Services for Impressivo Development, bringing over 28 years of experience in the real estate industry with a focus on Master Planned and Mixed-Use developments. His extensive portfolio includes high-end resort and waterfront luxury developments, showcasing his expertise in delivering tailored real estate solutions for a diverse range of clients and projects. His commitment to excellence drives Impressivo Development's success in creating innovative and impactful developments.

Caleb Risinger



Caleb Risinger serves as the Character Development Director of Impressivo Development. He combines leadership experience from his 20 years in the United States Navy with a joy for breathing life into communities and creating imaginative and special mixed-use developments and villages. His body of work shows a particular passion for bringing a bit of agriculture and nature into the urban environment.

Nathan McConnell



Nathan McConnell serves as the Director of Design for Impressivo Development. He has experience in the design and project management of an array of project types such as single family residential, multi-family residential, retail and office space. His passion for good design ensures that Impressivo Development produces projects that not only look nice but function effeciantly.

Krista O'Brien



Krista serves as the Finance Director of Impressivo Development. She derives her expertise from her background in public accounting, as well as corporate finance positions in the hospitality, manufacturing, real estate investing and development fields. Krista values intentional and inclusive living in all aspects of her life and in her connections with family, friends, and business relationships

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