



Transforming Cascade Resort Into A Vibrant Residential Hub

Contemporary Living Solutions



Property Summary

UNITS

120

PROPOSED UNIT MIX

100 Studios

10 One bedrooms

10 Two Bedrooms

BUILDINGS

2

ADDRESS

201 Sugarloaf Rd,
Hendersonville, NC
28792

VINTAGE

1967

LOT SIZE

6.24 Acres

Affordable & Attractive Living Spaces



CONTEMPORARY LIVING

We are revitalizing the vintage Cascade hotel rooms and transforming them into vibrant, contemporary studio apartments with kitchenette, designed to provide tenants with a comfortable, modern living experience that feels like home.



AFFORDABLE LIVING, UNCOMPROMISED COMFORT

Our goal is to maintain housing costs at no more than 30% of a household's income, ensuring our living spaces remain affordable and accessible to a diverse community, without placing a financial strain on residents.



SHOW UP - START LIVING

We take pride in offering communities where tenants enjoy the convenience of a single bill—just their rent. All utilities, including internet, are managed by us, simplifying their lives by eliminating the hassle of multiple bills and paperwork.

**AT PACE LIVING, WE'RE PASSIONATE ABOUT BREATHING NEW LIFE INTO CITY SPACES—
TRANSFORMING AGING HOTELS INTO VIBRANT, THRIVING APARTMENT COMMUNITIES.**

Amenities that Inspire



CLUBHOUSE

We will transform the hotel lobby into a modern, stylish clubhouse, offering residents a sophisticated and inviting space to socialize, host events, or unwind in comfort.



INDOOR POOL

An indoor pool is a rare and exceptional amenity in apartment living. We will modernize the space with stylish lounge seating and a curated culinary gathering area, creating a unique and inviting experience for residents.



FITNESS CENTER

We will transform the meeting room to a state-of-the-art fitness center is equipped with the latest exercise equipment, allowing our tenants to maintain a healthy lifestyle.

Amenities that Inspire



GAME ROOM

We will transform the restaurant space into a vibrant and engaging game room, serving as an entertainment hub with pool tables, video games, and a variety of activities designed for residents of all ages.



HOT TUB

This property provides a genuine resort-like experience, featuring a soothing hot tub that offers a serene retreat for relaxation and rejuvenation after a long day, making it the perfect setting for long-term living.



COWORKING SPACE

We will convert the first banquet space into a state-of-the-art co-working area, designed to provide a focused and productive environment for residents working from home or studying, seamlessly blending comfort and efficiency.

Amenities that Inspire



OUTDOOR FIRE PIT

We will revitalize the existing outdoor fire pit area, creating a cozy and inviting space where residents can gather, roast marshmallows, and unwind in a relaxing evening ambiance.



MOVIE THEATER

We will transform the second banquet space into an exclusive private movie theater for residents, offering a diverse selection of on-demand films. This unique amenity will enhance the community experience, providing an exceptional entertainment space that residents will truly enjoy.



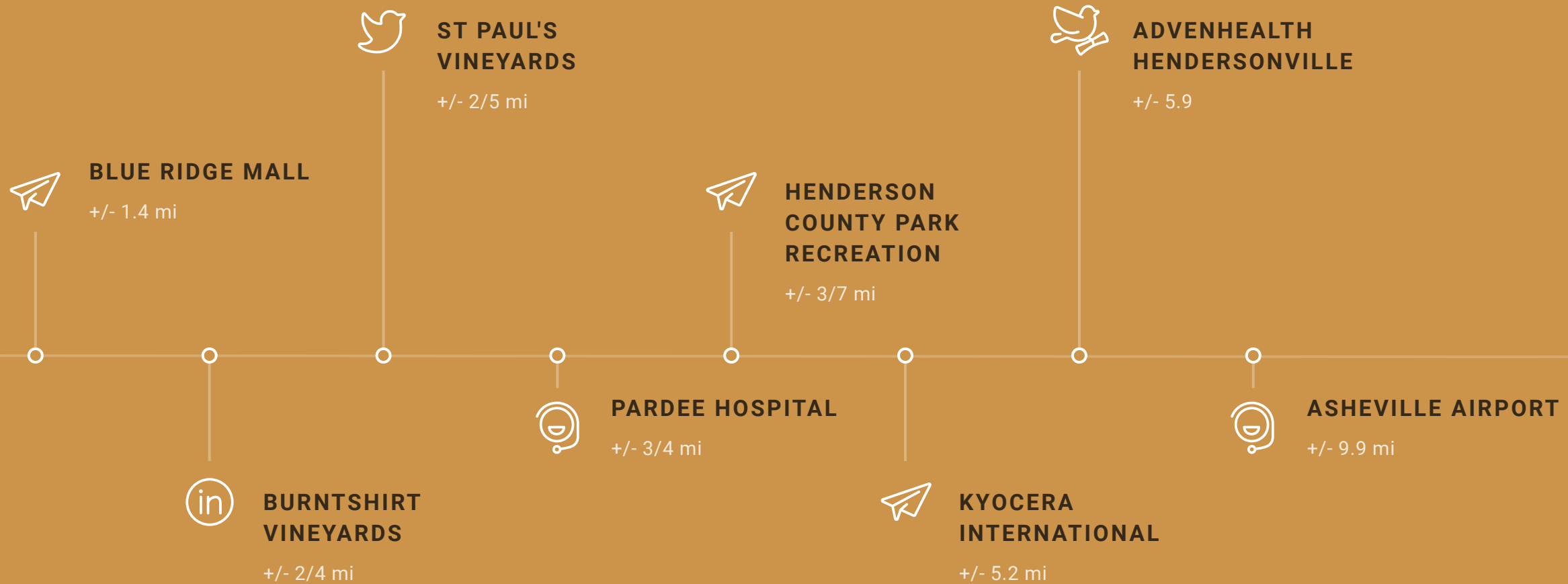
DOG PARK

We will create an on-site dog park that offers a dedicated space for our four-legged residents to play and socialize, while providing pet owners with the opportunity to connect and build community.

Architectural Vision



Demand Drivers



LEADERSHIP



JACOB GLOVER

Pace Living



ROY ASSAF

Pace Living



SHAI SCHLUSSELBERG

Pace Living



Dream Team in Action

LEAD ARCHITECT

With 40 years of expertise and 30+ successful hotel conversions, Gene Goldstein of Bramic Design Group is redefining transformation.

GENERAL CONTRACTOR

For two decades, Chris Rhom of Rhom Paint and Construction has led a full-service construction company known for transforming multifamily properties with unwavering quality, trust, and integrity.

PROPERTY MANAGEMENT

Over its 50+ years of professional property management experience, NHE has a proven track record of marketing and leasing multi-family developments with past achievements including 90% occupancy rates within the first 90 days of lease-up.

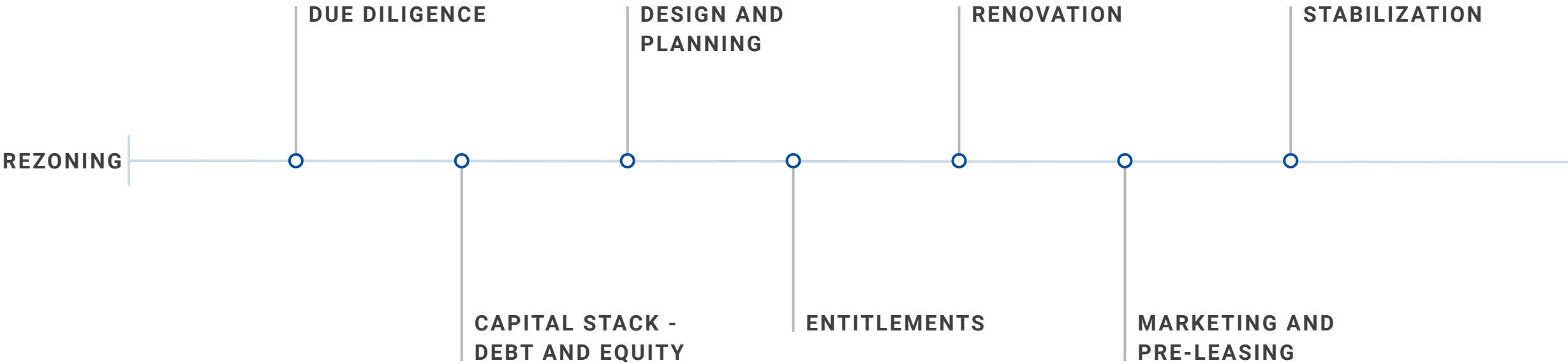
DESIGN STUDIO

Archie Bolden, a globally renowned design firm from Australia, specializes in crafting modern atmospheres that elevate every space. Serving elite clients from Manhattan to the Hamptons and Miami, they are now proud members of the Pace Living community

Pace Living HTA Portfolio

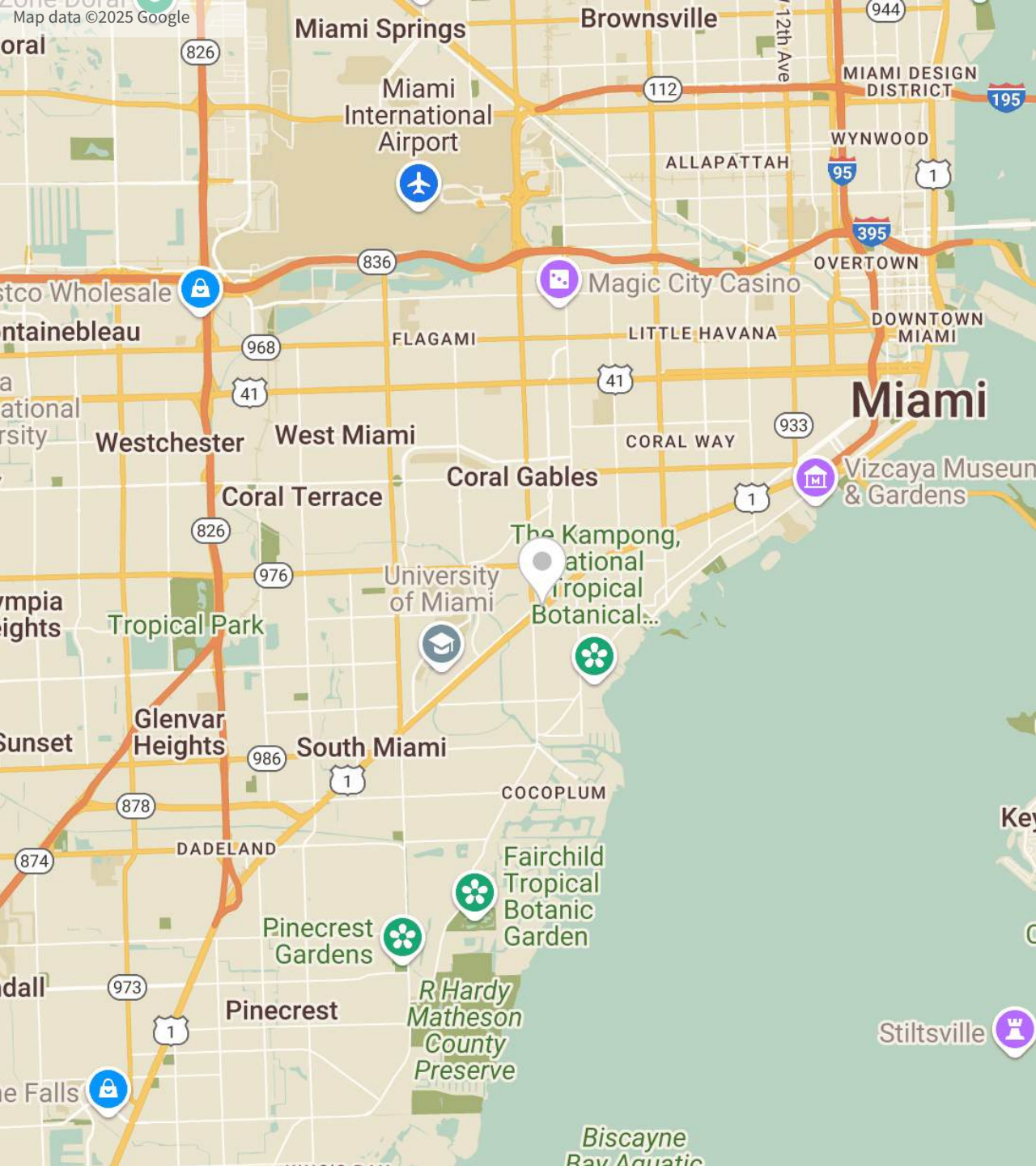
Pace 210	150 Units	Augusta, GA
Pace Village	119 Units	Myrtle Beach, SC
Pace Commons	108 Units	Opelika, AL
Pace Cove	110 Units	Florence, SC
The Forest by Pace	150 Units	Aiken, SC
Pace Corners	75 Units	Augusta, GA
Pace Florence	92 Units	Florence SC
Pace Landing	130 Units	Charleston, SC

Conversion Timeline



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