



## **Expand Your Portfolio by 4,500 Acres Long Branch Lakes at Fall Creek Falls**

For those considering adding residential real estate to a well-diversified investment portfolio, or simply looking for a uniquely appealing leisure lifestyle, the timing is ideal at a remarkable new community beginning to unfold in the mountains of central Tennessee.

Long Branch Lakes at Fall Creek Falls spans 4,500 acres atop the Cumberland Plateau in Spencer, Tennessee, equidistant from Nashville, Chattanooga and Knoxville. Long Branch Lakes is immediately adjacent to the 7,000 acres of Bledsoe State Forest and the vast wildernesses of Fall Creek Falls, Tennessee's most visited state park. And just minutes away are the towns of Cookeville and Crossville, Tennessee, recently named as two of the top retirement destinations in the U.S.

The community's vast scale, natural beauty and premier amenities (most completed even before homesite sales commenced) make it decidedly rare and fully reflective of the equally unique attributes of the two visionary owners of Long Branch Lakes, Edmond Cash and Rick Klewein.

With highly successful backgrounds spanning decades in construction and development projects throughout the southeast, the two men met in 1999, when Klewein purchased Cash's personal farm in North Georgia. In the course of the transaction, each sensed in the other personal qualities and business skills they admired. They also had something else in common: a belief that first and foremost, buyers deserve a great value. On that common ground, the two formed a business partnership and set out to do something special together.

Two years later, in 2001, that “something special” became their purchase of the land that is now Long Branch Lakes. “It was an absolute gem,” says Klewein, remembering the time he and Cash first walked the tract and began envisioning the community that would rise there. A photograph taken as the two men walked the site soon after became the inspiration for the establishment of a new name and graphic identity for their land development partnership; one that reflects the actions and ideals behind their unique way of doing business: **Thumbprint Developers**. The word *thumbprint* – the most unique and individual of all human characteristics–suggests the high degree of personal involvement the two bring to every step of the development process–from land selection and purchase to thoughtful land planning and sales.

Early on at Long Branch Lakes, Cash and Klewein agreed on two key strategies: they would be responsible stewards in preserving the natural environment, and key infrastructure and amenities (expanded lakes, recreational venues and roads) would be invested in and largely completed before selling the first homesite. “At Long Branch Lakes, great amenities await our buyers. Not the other way around,” says Cash.

Using massive Virginia white pine timbers hand-picked by the partners, the amenities at Long Branch Lake share a distinctively western architectural theme. There are two spectacular lakefront recreation pavilions with huge stone fireplaces, boat docks and more. Complementing these are covered bridges along the lighted community roads, as well as tennis and basketball courts, bathhouses and a gazebo. The partners have even installed private docks on many of the lakefront homesites. “We didn’t want prospective buyers to have to envision a thing, except to see themselves enjoying life here,” says Klewein.

The partners are understandably proud of the community’s most unique amenity: the Long Branch Lakes Equestrian Center, which occupies 200 rolling acres adjacent to Bledsoe State Forest. Whether one loves horses or simply loves the sense of Americana that horses bring to the setting, this premier facility defines the lifestyle available at Long Branch Lakes. Barn, working pens, riding arena, boarding facilities, abundant pasturelands-- all are elements of the Center, which Cash and Klewein are committed to making one of the finest facilities of its kind in the southeast U.S.

There are over 360 homesites in Phase I of Long Branch Lakes, presented in four separate enclaves defined by the prevailing characteristics of the land. Homesites, from one to ten acres, begin at \$50,000 with developer financing available. All homesites make the most of the community’s dense woodlands, two vast lakes and nine miles of creeks and streams. A Preferred Builder Program and architectural guidelines ensure that Long Branch Lakes will emerge in ways that are visually pleasing and value-oriented.

Long Branch Lake’s location in Tennessee, a state within a day’s drive of 75 percent of the U.S. population, adds to the community’s attraction in a variety of ways. Tennessee has no personal state income tax, very low real estate taxes, low utility bills and low construction costs. Insurance rates are also below the national average. There are no personal property taxes and county property taxes are approximately \$550 per \$100,000

of value. According to a recent survey by the American Chamber of Commerce Research Association, the cost of living in Tennessee is 17% below the national average.

The states' climate is equally appealing, with four distinct and moderate seasons that encourage year-round enjoyment of the area's abundant outdoor resources. Tennessee's elevation provides a haven from heat and humidity recording an average high temperature in July of 86 degrees. January's average high temperature is 56 degrees, with lows averaging 38 degrees. The state typically records less than a foot of snowfall per year.

Long Branch Lakes is profoundly in touch with the natural world while perfectly aligned with the lifestyle and recreational needs of those who will live here. You can explore Long Branch Lakes on-line at [longbranchlakes.com](http://longbranchlakes.com), or call 866.615.6616 to learn more or arrange a personal visit.

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