



the COTTAGES

By JIM CHAPMAN CONSTRUCTION GROUP

Ranch cottage plans. Your brand, our build.

The Cottages. Proven at Scale.

As part of JCCG's **Private Label Collection**, our single-story ranch cottage communities are already value-engineered with proven amenity and home design.

WHY COTTAGES WORK

SINGLE FAMILY PRIVACY

Attached, single-story homes in a gated neighborhood

RENTER BY CHOICE

Attracts residents who could buy but choose to rent *and stay*

SINGLE LEVEL LIVING

Designed for active adults and seniors

AMENITY ANCHORED

Clubhouse, pool, dog park and fitness center



PRIVATE LABEL

OUR PLANS. YOUR BRAND.

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JIM CHAPMAN
CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

NO.79
2026 Builder 100

30+
Years

4,000+
Units Delivered

7
States

THE PROOF

Delivered. Leased. Proven.

243 HOMES

One community,
one GC

133 DAYS

Ahead of schedule

\$4.5M

Under budget

94%

Leased or preleased

*The Cottages at Battlefield Crossing: 243-home ranch cottage BTR community, Ringgold, GA.
Delivered as GC Dec 2025. Currently 94% leased or preleased.*

THE RESIDENT

Who moves in – *and stays.*

~\$148K

Mean household
income

38

Median resident age

80%

1-2 Person
households

3,000

Residents,
10 communities

Established professionals who could buy but choose cottage living instead.

A resident who arrives by preference stays by preference
and stabilizes your rent roll.

*Portfolio resident reporting across ten communities, July 2026.
The same profile repeats at every new lease up.*

THE MARKETING

RanchCottagesForRent.com is the initial marketing arm and will promote the community over the course of land development and construction to hand your Property Manager a VIP list of warm leads for a quicker lease up.



Ask us about 2027 opportunities.
The next community starts with a conversation.

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