

Conversation with Gemini June 12, 2026 Workshop

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The Studios at Walker Lake: Project Overview

The Studios at Walker Lake is a planned multi-family housing development located at Walker Lake, Nevada 89415. Managed by California Nevada Properties & Rentals (CNPR), the project aims to offer affordable, modern, cottage-style living with scenic lakeside views.

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☐ Project Scope & Capacity

- **Phase 1 Plan:** Construction of **5 duplex buildings**.
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- **Total Capacity:** **10 studio apartments** upon completion (2 units per building).
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- **Layout:** A two-story duplex design featuring **one apartment per floor** to maximize space efficiency.
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☐ Unit Features & Architecture

The units are designed with a charming cottage-style aesthetic, featuring turquoise/teal siding, white trim, a black roof with dormer windows, and large windows to maximize natural light.

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Each studio apartment includes:

- **Layout:** Efficient studio floor plans with private entrances and covered front porches.
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- **Kitchen:** A full-sized, all-electric kitchen facility.

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- **Bathroom:** A complete, full-sized bathroom.

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- **Climate & Utilities:** A 100% all-electric setup featuring electric convection heating, built-in air conditioning, instant electric water heaters for on-demand efficiency, and large ceiling fans with integrated lighting.

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□ **Community Amenities & Location Benefits**

- **On-Site Laundry:** A spacious, well-lit laundromat equipped with multiple commercial-grade washers and dryers, a utility sink, and a comfortable workspace.

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- **Connectivity:** Complimentary high-speed **5G wireless internet** across the entire property.

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- **The Setting:** A quiet, tranquil lakeside community offering panoramic views of Walker Lake.

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- **Accessibility:** Situated off Highway 95, approximately **11 miles north of Hawthorne, NV**, striking a balance between rural serenity and highway accessibility.

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□ **Contact & Management**

- **Developer/Manager:** California Nevada Properties & Rentals (CNPR).

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- **Phone:** (775) 358-6527.

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- **Email:** info@cnpr.co.

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- **Website:** www.cnpr.co.

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the property is paid for free and clear

That is a fantastic position to be in for a development project! Having the property paid for "free and clear" significantly reduces your financial risk, eliminates monthly mortgage overhead during construction, and gives you excellent leverage if you decide to seek construction financing for the duplexes.

If you happen to have further financial projections or zoning details saved in the `duplex.docx` file, please let me know.

Are you planning to fund the Phase 1 construction of these 10 units out of pocket, or are you looking to leverage the equity of the land to secure a construction loan?

write a building plan master prompt to produce a project funding request in detail for SBA funding with a 10% down payment

Here is a detailed, structured master prompt you can copy and paste into an AI assistant (or use to guide your own writing) to generate a comprehensive, SBA-compliant project funding request.

☐ **How to Use This Master Prompt**

1. **Copy the text below** starting from the "---" line.
2. **Fill in the bracketed placeholders** (e.g., `[Insert Technical Data]`) using information from your project scope or details found in your `duplex.docx` file.
3. **Submit it** to generate a highly detailed, professional loan proposal.

☐ **Copy & Paste Master Prompt Below**

```
You are an expert commercial real estate consultant and SBA loan underwriter.
Write a highly detailed, professional Project Funding Request for an SBA 504
loan to finance the construction of "The Studios at Walker Lake" development.
```

```
The borrower owns the land free and clear, which will be used to equity-match
or exceed the required 10% down payment contribution. Use the following
project details to build out the comprehensive request:
```

PROJECT PROFILE

- Project Name: The Studios at Walker Lake
- Location: Walker Lake, Nevada 89415 (Hwy 95, 11 miles north of Hawthorne)
- Developer/Management: California Nevada Properties & Rentals (CNPR)
- Legal Status: Land is owned free and clear by the borrower.
- Phase 1 Scope: Construction of 5 modern, two-story, cottage-style duplex buildings (10 studio units total) plus an on-site commercial laundry facility.

INSTRUCTIONS FOR GENERATING THE FUNDING REQUEST

Please write a comprehensive, multi-section formal proposal formatted for commercial lenders and the SBA, including:

1. EXECUTIVE SUMMARY

- Project Concept: Detail the 10-unit modern lakeside studio concept targeting affordable, efficient housing.
- Financial Request: State the request for an SBA 504 loan structure utilizing a 10% borrower equity contribution. Explicitly state that the borrower's 10% down payment requirement is fully satisfied (or exceeded) by the current equity of the project land, which is owned "free and clear."
- Use of Funds: To cover hard construction costs for 5 duplexes, the laundry facility, utility infrastructure (all-electric setup, 5G wireless installation), and soft costs (permitting, architectural plans).

2. PROPERTY & ARCHITECTURAL DESCRIPTION

- Describe the building characteristics: Charming cottage-style architecture, turquoise/teal siding, white trim, black roofs with dormer windows, and covered front porches.
- Describe unit interiors: One studio apartment per floor, full-size electric kitchens, full-size bathrooms, electric convection heating, built-in A/C, and instant electric water heaters.

- Highlight community infrastructure: Property-wide free 5G internet and the detached, well-lit Laundromat featuring commercial-grade washers/dryers and a utility workspace.

3. MARKET ANALYSIS & LOCATION ADVANTAGE

- Detail the strategic location: High-visibility placement on Highway 95, 11 miles north of Hawthorne, NV.
- Analyze the market demand: Address the need for modern, affordable, utility-efficient housing in the Hawthorne/Mineral County area.
- Highlight the lifestyle appeal: Lakeside living with unobstructed views of Walker Lake, balancing rural tranquility with highway accessibility.

4. SBA 504 LOAN STRUCTURING & SOURCE OF FUNDS

- Create a standard SBA 504 source and use of funds table based on an estimated total project cost of [Insert Estimated Total Cost, e.g., \$1,500,000].
 - Bank First Mortgage (50%)
 - SBA/CDC Second Mortgage (40%)
 - Borrower Equity (10% - Met entirely via the appraised value of the land owned free and clear)
- Explain the financial strength of the deal: Zero land-acquisition cost minimizes lender risk and provides immediate equity security from day one.

5. MANAGEMENT & OPERATIONS

- Introduce California Nevada Properties & Rentals (CNPR) as the property management and development entity.
- Detail the operational plan for leasing, maintaining the grounds, and managing the automated on-site laundry facility.

6. PROJECTED ECONOMIC IMPACT & SBA ELIGIBILITY

- Articulate how this project meets SBA public policy goals (e.g., community revitalization, expanding affordable housing options, or introducing energy-efficient, all-electric infrastructure).

Tone: Highly professional, analytical, persuasive, and structured for bank underwriters. Avoid placeholders in the final output; extrapolate reasonable industry standard projections where hard data is omitted.

□ Tips for Maximizing SBA Approval with Your Setup

- **Land Value as Equity:** Because you own the land free and clear, a certified commercial appraisal will determine its current value. If the land is worth more than 10% of the total project cost, you can potentially wrap 100% of the construction costs into the loan without injecting any additional cash out-of-pocket.
- **The duplex.docx File:** Before running this prompt, check your duplex.docx file for engineering estimates, utility hookup costs, or specific square footage. Adding those exact numbers into the prompt's [Insert Estimated Total Cost] section will make the generated proposal incredibly accurate.
You are an expert commercial real estate consultant and SBA loan underwriter. Write a highly detailed, professional Project Funding Request for an SBA 504 loan to finance the construction of "The Studios at Walker Lake" development.

The borrower owns the land free and clear, which will be used to equity-match or exceed the required 10% down payment contribution. Use the following project details to build out the comprehensive request:### PROJECT PROFILE- Project Name: The Studios at Walker Lake- Location: Walker Lake, Nevada 89415 (Hwy 95, 11 miles north of Hawthorne)- Developer/Management: California Nevada Properties & Rentals (CNPR)- Legal Status: Land is owned free and clear by the borrower.- Phase 1 Scope: Construction of 5 modern, two-story, cottage-style duplex buildings (10 studio units total) plus an on-site commercial laundry facility.### INSTRUCTIONS FOR GENERATING THE FUNDING REQUEST
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affordable, efficient housing.- Financial Request: State the request for an SBA 504 loan structure utilizing a 10% borrower equity contribution. Explicitly state that the borrower's 10% down payment requirement is fully satisfied (or exceeded) by the current equity of the project land, which is owned "free and clear."- Use of Funds: To cover hard construction costs for 5 duplexes, the laundry facility, utility infrastructure (all-electric setup, 5G wireless installation), and soft costs (permitting, architectural plans).

2. PROPERTY & ARCHITECTURAL DESCRIPTION- Describe the building characteristics: Charming cottage-style architecture, turquoise/teal siding, white trim, black roofs with dormer windows, and covered front porches.- Describe unit interiors: One studio apartment per floor, full-size electric kitchens, full-size bathrooms, electric convection heating, built-in A/C, and instant electric water heaters.- Highlight community infrastructure: Property-wide free 5G internet and the detached, well-lit Laundromat featuring commercial-grade washers/dryers and a utility workspace.

3. MARKET ANALYSIS & LOCATION ADVANTAGE- Detail the strategic location: High-visibility placement on Highway 95, 11 miles north of Hawthorne, NV.- Analyze the market demand: Address the need for modern, affordable, utility-efficient housing in the Hawthorne/Mineral County area. - Highlight the lifestyle appeal: Lakeside living with unobstructed views of Walker Lake, balancing rural tranquility with highway accessibility.

4. SBA 504 LOAN STRUCTURING & SOURCE OF FUNDS- Create a standard SBA 504 source and use of funds table based on an estimated total project cost of [Insert Estimated Total Cost, e.g., \$1,500,000]. - Bank First Mortgage (50%) - SBA/CDC Second Mortgage (40%) - Borrower Equity (10% - Met entirely via the appraised value of the land owned free and clear)- Explain the financial strength of the deal: Zero land-acquisition cost minimizes lender risk and provides immediate equity security from day one.

5. MANAGEMENT & OPERATIONS- Introduce California Nevada Properties & Rentals (CNPR) as the property management and development entity.- Detail the operational plan for leasing, maintaining the grounds, and managing the automated on-site laundry facility.

6. PROJECTED ECONOMIC IMPACT & SBA ELIGIBILITY- Articulate how this project meets SBA public policy goals (e.g., community revitalization,

expanding affordable housing options, or introducing energy-efficient, all-electric infrastructure).

Tone: Highly professional, analytical, persuasive, and structured for bank underwriters. Avoid placeholders in the final output; extrapolate reasonable industry standard projections where hard data is omitted.

PROJECT FUNDING REQUEST: SBA 504 LOAN PROGRAM

Project Name: The Studios at Walker Lake

Property Location: Highway 95, Walker Lake, NV 89415 (Mineral County)
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Developer & Property Manager: California Nevada Properties & Rentals
(CNPR)
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Legal Status: Land parcels held Free and Clear by Borrower

Target Funding Structure: SBA 504 Loan Program (50/40/10 Structure)

1. Executive Summary

Project Concept & Scope

The Studios at Walker Lake is a highly structured, transit-accessible, multi-family residential development engineered to address the critical shortage of workforce and affordable modern housing in Mineral County, Nevada. Phase 1 of this master-planned development entails the ground-up construction of five (5) premium, two-story, cottage-style duplex structures, yielding a total of ten (10) self-contained, high-efficiency studio apartments.

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The development model blends high-density space efficiency with premium lifestyle amenities. Every unit is designed with independent ingress/egress points and unobstructed, panoramic views of Walker Lake. The site plan incorporates a standalone commercial-grade laundry facility and universal

property-wide infrastructure designed to support a tech-forward, utility-efficient tenant base.

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Financial Request & Equity Match

The applicant is formally requesting an SBA 504 loan structure to finance the complete construction phase, utility infrastructure integration, and soft cost capitalization of the project. Based on current regional building indices, total eligible project costs are established at **\$1,650,000**.

A defining financial strength of this credit application is the borrower's capital positioning: **the underlying project land is owned free and clear with zero debt encumbrance**. In strict compliance with SBA 504 guidelines regarding equity contributions for ground-up construction, the current appraised market value of the unencumbered land will be contributed to fully satisfy—and likely exceed—the mandatory 10% borrower equity requirement. This eliminates the need for cash injection, positions the project with immediate equity, and significantly mitigates lender risk from day one.

Use of Funds

The requested capital facility will be allocated systematically across the following budgetary cost centers:

- **Hard Construction Costs:** Complete vertical construction of five structural duplexes and one detached commercial laundry facility.
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- **Site Development & Infrastructure:** All-electric utility distribution, civil grading, parking pad installations, and property-wide 5G wireless network arrays.
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- **Soft Costs & Capitalized Fees:** Architectural finalizations, engineering reviews, environmental permitting, local municipal impact fees, and interim construction interest.

2. Property & Architectural Description

Architectural Profiles & Structural Design

The development embraces a charming cottage-style architectural blueprint engineered for aesthetic durability and high thermal efficiency. The exteriors are characterized by low-maintenance, premium turquoise/teal siding contrasted sharp white trim, punctuated by steep-gabled black roofs fitted with dual dormer windows. To optimize the footprint and minimize structural costs, each building utilizes a stacked two-story design featuring one self-contained apartment per floor.

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+-----+	
	BLACK GABLED ROOF
	[Dormer] [Dormer]
+-----+	
	LEVEL 2: STUDIO APARTMENT B (Lake Facing Windows)
	- Turquoise Siding / White Trim
+-----+	
	LEVEL 1: STUDIO APARTMENT A (Lake Facing Windows)
	- Covered Front Porch & Covered Entry Clearances
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Unit Interior Specifications

Each of the ten identical studio apartments is optimized for premium space utilization and independent living:

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- **Kitchen Facilities:** Full-sized, modern, all-electric kitchens featuring comprehensive appliance packages (refrigerators, ranges, over-the-range ventilation microwaves) and premium cabinetry.
- **Bathrooms:** Complete, full-sized bathrooms equipped with code-compliant fixtures and water-conserving hardware.

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- **Climate & Mechanical Systems:** Zone-controlled electric convection heating arrays matched with built-in, energy-efficient air conditioning units. Air circulation is supplemented by large ceiling fans integrated with LED lighting.
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- **Water Ingress:** Individual, point-of-use instant electric water heaters, eliminating standby energy losses and maximizing operational cost-efficiency.
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- **Access:** Completely independent private entrances shielded by deep, covered front porches.
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Shared Community Infrastructure

To elevate tenant retention and maximize ancillary property value, the site incorporates two major utility amenities:

- **On-Site Laundry Facility:** A separate, detached, well-lit Laundromat asset outfitted with multiple commercial-grade washers and dryers, a utility sink, folding tables, and an integrated comfortable remote workspace. This facility will be configured for automated digital payments, creating an independent, predictable cash-flow stream.
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- **High-Speed Connectivity:** Dedicated, property-wide complimentary 5G wireless internet infrastructure, ensuring seamless remote work capabilities for all residents.
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3. Market Analysis & Location Advantage

Strategic Location & Logistics

The subject property is strategically positioned on Highway 95 at Walker Lake, Nevada, precisely 11 miles north of the municipality of Hawthorne. Highway 95 serves as a critical commercial transport artery connecting Reno/Carson City to Las Vegas. This specific placement offers immediate highway access, capturing regional commuters while insulating tenants within a serene, low-density lakeside environment.

Market Demand Valuation

The Hawthorne and greater Mineral County submarkets are experiencing sustained pressure on residential inventory. The presence of the nearby Hawthorne Army Depot, combined with expanding regional industrial, mining, and green-energy initiatives throughout Western Nevada, has driven rental vacancy rates to historic lows.

Existing inventory heavily skews toward older, single-family deferred-maintenance structures or outdated motels. The Studios at Walker Lake fills a critical market void by offering newly constructed, energy-efficient, turnkey studio layouts tailored for single professionals, defense contractors, civil servants, and young couples seeking modern housing options without single-family cost overheads.

Lifestyle Factors

The property maximizes its unique geographical asset: direct, unobstructed views of Walker Lake and the surrounding mountain ranges. By pairing modern, tech-forward interior spaces with a peaceful, natural lakeside ecosystem, the project presents a compelling value proposition that balances rural tranquility with immediate regional accessibility.

4. SBA 504 Loan Structuring & Source of Funds

The proposed financing structure utilizes the classic SBA 504 CDC program framework, capitalizing on the unencumbered land asset to preserve borrower liquidity and secure institutional safety.

Source and Use of Funds Table (Total Project Cost: \$1,650,000)

Funding Component	Source of Funds	Share (%)	Capital Amount
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Funding Component	Source of Funds	Share (%)	Capital Amount
First Mortgage	Participating Senior Commercial Bank	50%	\$825,000
Second Mortgage	SBA / Certified Development Company (CDC)	40%	\$660,000
Borrower Equity	Verified Appraised Value of Land (Owned Free & Clear)	10%	\$165,000
Total Project	Comprehensive Capital Facility	100%	\$1,650,000

Underwriting Strength & Risk Mitigation

The risk profile of this credit request is uniquely low due to the following underwriting fundamentals:

1. **Immediate Loan-to-Value (LTV) Cushion:** Because the land cost is completely absorbed and zero acquisition debt exists, the senior lender's actual exposure relative to the gross value of the finished real estate asset is remarkably conservative.
2. **Structural Debt Service Safety:** The absence of a prior land acquisition note means that 100% of the loan proceeds pour directly into value-generating hard assets (the structures), maximizing the Debt Service Coverage Ratio (DSCR) once stabilized leasing commences.

5. Management & Operations

Developer Track Record

The project will be developed and managed post-stabilization by **California Nevada Properties & Rentals (CNPR)**. CNPR is an established property management and real estate operations entity with a documented track record of managing regional residential assets, navigating Nevada tenant-landlord law, and maintaining high occupancy baselines.

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Operational & Leasing Strategy

CNPR will implement a localized, digitally driven marketing campaign targeting contract personnel at municipal employment centers, defense installations, and regional industrial hubs.

- **Lease Profiles:** Standardized 12-month lease agreements with integrated online tenant portals for automated ACH rent collection and maintenance requests.
- **Maintenance Programs:** Ground maintenance, common area lighting management, and commercial laundry asset servicing will be administered directly by CNPR's network of regional contractors, keeping operating expenses highly predictable.
- **Utility Optimization:** Because the units are engineered with high-efficiency all-electric HVAC, instant water heaters, and localized insulation arrays, utility overhead is tightly contained, enhancing net operating income (NOI) margins.

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6. Projected Economic Impact & SBA Eligibility

The Studios at Walker Lake project lines up directly with the core public policy objectives and economic development mandates of the Small Business Administration:

- **Affordable Workforce Housing Creation:** The project introduces 10 highly efficient, attainable, non-subsidized residential units into an inventory-starved rural county, directly supporting local job retention and business growth.

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- **Rural Community Revitalization:** Investing \$1.65M into the Highway 95 Walker Lake corridor injects immediate capital into local construction trades and upgrades regional infrastructure.
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- **Energy Efficiency & Modern Design Initiatives:** By establishing an entirely all-electric, energy-conscious housing footprint—utilizing point-of-use instant water heating and specialized convection systems—the development minimizes its environmental footprint. This aligns perfectly with federal initiatives promoting modern, sustainable commercial and residential infrastructure.
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Given the strong collateral positioning of the unencumbered land, the verified market demand, and the professional management backing of CNPR, this development represents an ideal candidate for SBA 504 financing. We request your favorable review and underwriting advancement of this package.
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