



**CAPITOL HILL** is a planned subdivision community in Rogersville, Missouri. Located a short ten mile drive to Springfield, Missouri and 25 miles north of Branson, Missouri, *Capitol Hill* is advantageously situated in the rapidly

growing southwest Missouri area. *Capitol Hill* will consist of 178 residential building lots starting at 10,000 square feet. American Equities of Missouri, Inc is pleased to announce this new development and excited to take advantage of the booming growth in the Rogersville area. AEM invites your participation in this mutually satisfying and successful real estate development.

Rogersville is currently undergoing a drastic growth spurt. New residential growth is just beginning to bloom in the area. The city council and community members are anxious to see their community grow and attract outside businesses. AEM has pioneered development in this area with the unveiling of the massive Jamestown commercial and residential development. *Capitol Hill* will be located just a mile off Highway 60 and another half mile to the proposed Jamestown project. Jamestown consists of over 130 acres of commercial property and over 70 acres of residential home sites. A supercenter store is planned to anchor this development. Hundreds of jobs will be available in the area as a result of the development growth.

There are currently 14 new subdivision communities planned to break ground in Rogersville within the next few years. Rogersville recently completed construction of a new sewer plant, which has increased the capacity of the city's infrastructure to handle the growing demands of these new developments. A new state-of-the-art high school was completed in November, 2004 and is part of the popular Logan Rogersville School District which encompasses 123 square miles. A large indoor athletic center equipped with indoor/outdoor pools, several playgrounds, sport courts, and multi-purpose training rooms is now

under construction and located across the street from Jamestown, AEM's flagship development. MODOT has just announced their 5-10 year plan to turn highway 60 into a major interstate, the new I-66. The new infrastructure and amenities that the city will now offer to residents will make Rogersville an attractive living option for homeowners.



**DEVELOPMENT SITE**

*Capitol Hill* is located adjacent to the Lea Brooke subdivision. Set in attractive surroundings of rolling green hills, tall trees and quiet solitude, *Capitol Hill* will offer residents a peaceful, beautiful neighborhood to raise families and enjoy life. *Capitol Hill* will be built in three phases of roughly 75 lots per phase and will be built with the same quality and charm as other AEM projects. Attractive themed entrances will strikingly welcome residents into their neighborhood. Residents will have a great amenity package provided to them consisting of a pool, hot tub, basketball courts, picnic grounds, and playgrounds. AEM will bring years of experience and expertise into the project ensuring a successful and satisfying venture for all involved. AEM has been developing land in southwest Missouri for over 5 years and is equipped with knowledge of the area. AEM has established relationships with contractors, engineers, planners, and city officials which give AEM a distinct competitive advantage in the industry.

We are happy to invite your participation in this real estate development venture and thank you for your consideration. Please contact any of the officers in AEM if you have any further inquiries. We look forward to making *Capitol Hill* a rewarding and profitable development.