



Contact Us for Details: 210-444-2040 or [sales@rosehaven.us](mailto:sales@rosehaven.us)

### Description

Brand new, 2021 construction from a quality-focused builder in an exclusive gated community with 3 private parks! Each unit features 3 bedrooms, 2.5 baths, a 1.5 car garage, and small backyard. Located in Forbes Magazine’s #4 boomtown, these rental units are convenient to many major employers such as Lackland Airforce Base and the Citibank campus; excellent schools; and great shopping options.

### Heavily Upgraded Units

- Multiple Elevations: “Craftsman,” “Farmhouse,” and “Georgian” Façades
- Premium Wood-Look Floors
- Stainless Steel Appliances
- Granite Countertops
- Energy-Efficient Foam Insulation
- 220-Volt Electric Car Outlet in Each Garage
- Premium Oil-Rubbed Bronze Hardware
- Oversized Garage (1.5 cars)
- Upstairs Laundry
- 9 ft. Ceilings on First Floor and in Bedrooms
- Builder Plus 3<sup>rd</sup> Party Warranty Included

### Disclaimer

Proforma returns are based on assumptions of duplex townhomes as shown. Actual returns will vary. Rosehaven Homes, LLC and Lynwood Village, LLC hereby disclaims all warranties, express or implied, and makes no warranties or representations of any kind regarding the information provided or the estimates in this document. Further, we encourage all investors to seek professional advice before making real estate investment decisions. Rosehaven Homes, LLC hereby disclaims any liability for the accuracy, completeness, or correctness of any information or assumptions provided. Images are sample properties and may not reflect the exact property available for purchase.

Location	San Antonio, TX
Purchase Price	\$410,000/duplex
Suggested Rent	\$1,525 per unit <sup>1</sup>
Square Footage	1,357 per unit
Taxes	2.32%
HOA Fees	\$750/year/duplex
Leasing Fee	50% <sup>2</sup>
Management Fee	5% <sup>2</sup>
Warranty	1-2-10

1. Reflects market rent after construction phase and parks are complete. 2. Assumes you use our preferred property management company, which is not required.

### An Investor-Friendly HOA That Maintains:

- The overall quality of the subdivision
- All front yards and public spaces
- The front yard irrigation system
- Two private gates
- Three parks, and
- The private roads



ROSEHAVEN  
HOMES

## Lynwood Village Community Amenities

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### **Gated for Your Peace of Mind**

Lynwood Village is protected 24/7 by an automated gate, which not only provides security, but also discourages solicitors and helps protect long-term property values.

### **Parks & Recreation**

Three parks will be available for tenants. One will focus on young children, one on older children, and one on your four-legged best friend.



### **Front Lawn Service & Irrigation Included**

Tenants and owners can rest easy. The HOA maintains the community-wide front yard irrigation system and pays for the water. It also takes care of cutting the front grass. Never worry about your neighbors keeping up again!

Disclaimer

Images are for reference only. The final design of the front and rear gate and parks is at the sole discretion of the builder.



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## Green Building Standard 2.0

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### **Foam Insulation**

To keep conditioned air in and pollutants out, all GBS 2.0 homes come standard with open cell spray foam on all exterior wall cavities and below the roof deck.

### **Conditioned Attic**

Vented attics in Texas can get up to 145 degrees in the summer, which is where your AC system is located. A conditioned attic can reduce energy consumption by as much as 22%.



### **Electric Car Outlets**

A single 220-volt electric car outlet for an existing home can cost up to \$1,000. We include one in each garage to future proof your home, enabling you or your tenants to make the switch to an EV.

[Learn more at:](https://rosehaven.us/green-building/)

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# Estimated Return on Investment

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Purchase Price	\$ 410,000
Closing Costs	\$ 6,000
Total Investment	\$ 416,000
Annual Gross Income	\$ 35,851
Annual Taxes	\$ (7,793)
Annual Insurance	\$ (1,100)
Annual Prop. Mgmt (5%)	\$ (1,793)
Association Fees	\$ (750)
Annual NET Income	\$ 24,415
<b>Est. Cap Rate (Income/Investment)</b>	<b>5.9%</b>
Value of Depreciation Tax Shield	\$ 13,455
Taxable Income on Property	\$ 10,961
<b>Est. Return w/ 4.0% Appreciation</b>	<b>\$ 40,815</b>
<b>As a Percent</b>	<b>9.8%</b>

## Key Metrics

- ❖ \$24,415 Income
- ❖ 5.9% Cap Rate
- ❖ 9.8% w/Appreciation

### IMPORTANT NOTE

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<b>25% Down Estimate</b>	
Purchase Price	\$ 410,000
25% Down	\$ 102,500
75% Loan	\$ 307,500
Closing Costs	\$ 6,000
Total Investment	\$ 108,500
Annual Gross Income	\$ 35,851
Annual Payment & Interest (@4.5%)	\$ (18,697)
Annual Operating Expenses	\$ (11,436)
Annual NET Income	\$ 5,719
<b>Est. Cap Rate (Income/Investment)</b>	<b>5.3%</b>
Est. Value of Depreciation Tax Shield	\$ 13,455
Taxable Income on Property	Zero
Value of 4.0% Appreciation	\$ 16,400
Value of Principal Paydown (1st Year)	\$ 4,628
<b>Estimated Total Year 1 Return</b>	<b>\$ 26,747</b>
<b>As a Percent</b>	<b>24.7%</b>

## Key Metrics

- ❖ \$5,719 Income
- ❖ 5.3% Cap Rate
- ❖ \$4,628 Principal Paydown (1<sup>st</sup> Year)

### Assumptions:

Both tables assume (1) average rent of \$1525/mo after construction phase is complete and all amenities are available, \$750/year in association fees, \$30/month in pet fees, (2) 3% vacancy, (3) taxes based on similar new construction, (4) property management fee of 5% from Marshall Reddick, (5) depreciation = (purchase price - \$40,000 lot value)/27.5, (6) does not account for rising annual rents or rising principal paydown. Created 3/23/2021.

Estimated Total Return =  
(Net Income + Appreciation + Principal Paydown) / Total Investment)

# Estimate for Owner/Occupier

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<b>3.5% Down FHA Loan Estimate</b>	
Purchase Price	\$ 410,000
3.5% Down	\$ 14,350
96.5% Loan	\$ 395,650
Closing Costs	\$ 6,000
Total Investment	\$ 20,350
Annual Gross Income (Renting One Side)	\$ 17,926
Annual Payment & Interest (@3.5%)	\$ (21,320)
Annual Taxes	\$ (7,793)
Annual Insurance	\$ (1,100)
Annual Prop. Mgmt (5%)	\$ (896)
Association Fees	\$ (750)
Annual Operating Expenses	\$ (31,859)
Annual Expenses After Rental Income	\$ 13,934
<b>Monthly Expenses After Rental Income</b>	<b>\$ 1,161</b>
Taxable Income on Property	Zero
<b>Value of 4.0% Appreciation</b>	<b>\$ 16,400</b>
<b>Value of Principal Paydown (1st Year)</b>	<b>\$ 5,955</b>

#### Assumptions:

(1) average rent of \$1525/mo after construction phase is complete and all amenities are available, \$750/year in association fees, \$15 /month in pet fees, (2) 3% vacancy, (3) taxes based on similar new construction, (4) property management fee of 5% from Marshall Reddick, (5) depreciation = (purchase price - \$40,000 lot value)/27.5, (6) does not account for rising annual rents or rising principal paydown. Created 3/23/2021.

## Key Benefits

- ❖ Live on one side
- ❖ Rent the other
- ❖ Less money down
- ❖ Lower interest rate
- ❖ Includes Professional Property Management
- ❖ Renter pays down your mortgage
- ❖ Own an appreciating asset

#### IMPORTANT NOTE

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# ROSEHAVEN HOMES

## Lynwood Village Townhome Specifications

### Interior Features

- 9-foot ceilings on first floor and in bedrooms
- Upstairs laundry room
- Quality Sherwin-Williams paint
- Kitchen:  
Stainless steel appliances (electric range/oven, wall mounted recirculating microwave, dishwasher, and refrigerator with top freezer); granite countertops; 50/50 undermount stainless steel sink; tile backsplash; Kent Moore cabinets (34" base and 30" and 42" upper wall cabinets with crown molding).
- Bathrooms:  
Granite vanity top(s) with integral sink and 4" splash; high-quality Moen valves and faucets; toilet paper holder, towel ring, and 24" towel bar per plan; 5' acrylic tub with ceramic subway tile surround; pedestal sink in powder room; mirrors at all vanities; double sink bathroom vanity in master.
- Open living area:  
Crown molding at ceiling per plan, ceiling fan.
- Oversized 5- $\frac{1}{4}$ " baseboards
- Linen closet
- Premium oil-rubbed bronze hardware
- Premium wood-look floors (laminated vinyl plank floating floor on first floor and second floor bathrooms and utility room)
- Carpet with 6-pound pad in bedrooms, hallway, and stairway
- Wood-look window blinds
- All bedrooms wired for ceiling fans
- Shelving in closets and pantry
- Solid core garage entry door with self-closing hinges

### Community Specifications

- Gated entrance, unified front yard irrigation system, irrigation water bill included in HOA fee, three parks, front yard maintenance included

### Exterior Features

- Multiple elevations: "Craftsman," "Farmhouse," and "Georgian"
- 1.5 car garage with garage door opener
- Quality Sherwin-Williams paint
- Durable Fiber Cement siding and soffit
- Insulated painted fiberglass front door with glass panel
- Kwickset entry knob and deadbolt
- Insulated, steel rear door with integrated blinds
- 25 year rated 3-tab shingles (color - Weathered Wood)
- Doorbell at entry
- Covered patio (per plan)
- Pre-plumbed for water softener
- Front yard irrigation
- Backyard privacy fence: 6' cedar pickets and metal posts – installed per plan

### Green Building & Energy Efficiency

- Foam insulation: Approx. 3.5 inches at exterior walls and 5.5 inches at roof.
- Radiant barrier in attic
- Conditioned attic
- 220V electric car outlet in each garage
- Double paned, Lo-e glass, vinyl framed windows
- 14 SEER HVAC
- Fresh-air ventilation
- R8 ductwork
- Duct leakage and house envelope seal test certification

### Other Specifications

- Duplex with approximately 1,357 square feet per side (per plan)
- Slab on grade foundation
- 1-2-10 year limited warranty



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Learn more at

<http://Rosehaven.us/lynwood>