



ROSEHAVEN
— HOMES —

Premium Townhomes at Gramercy Village



Contact Us for Details: 210-444-2040 or sales@rosehaven.us

Description

Brand new, 2023/2024 construction from a quality-focused builder in an exclusive gated community with 2 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 Valero, UTSA, and USAA; an excellent school system featuring Harlan High School; and great shopping options at Alamo Ranch.

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 3rd Party Warranty Included

Disclaimer

Proforma returns are based on assumptions of duplex townhomes as shown. Actual returns will vary. Rosehaven Homes, LLC and Gramercy 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	\$507,500/duplex
Suggested Rent	\$1750 per unit ¹
Square Footage	1,505 per unit
Taxes	2.105908%
Est. HOA Fees	\$750/year/duplex
Leasing Fee	50% ²
Management Fee	7.5% ²
Warranty	1-2-10

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

An Investor / Airbnb-Friendly HOA That Maintains:

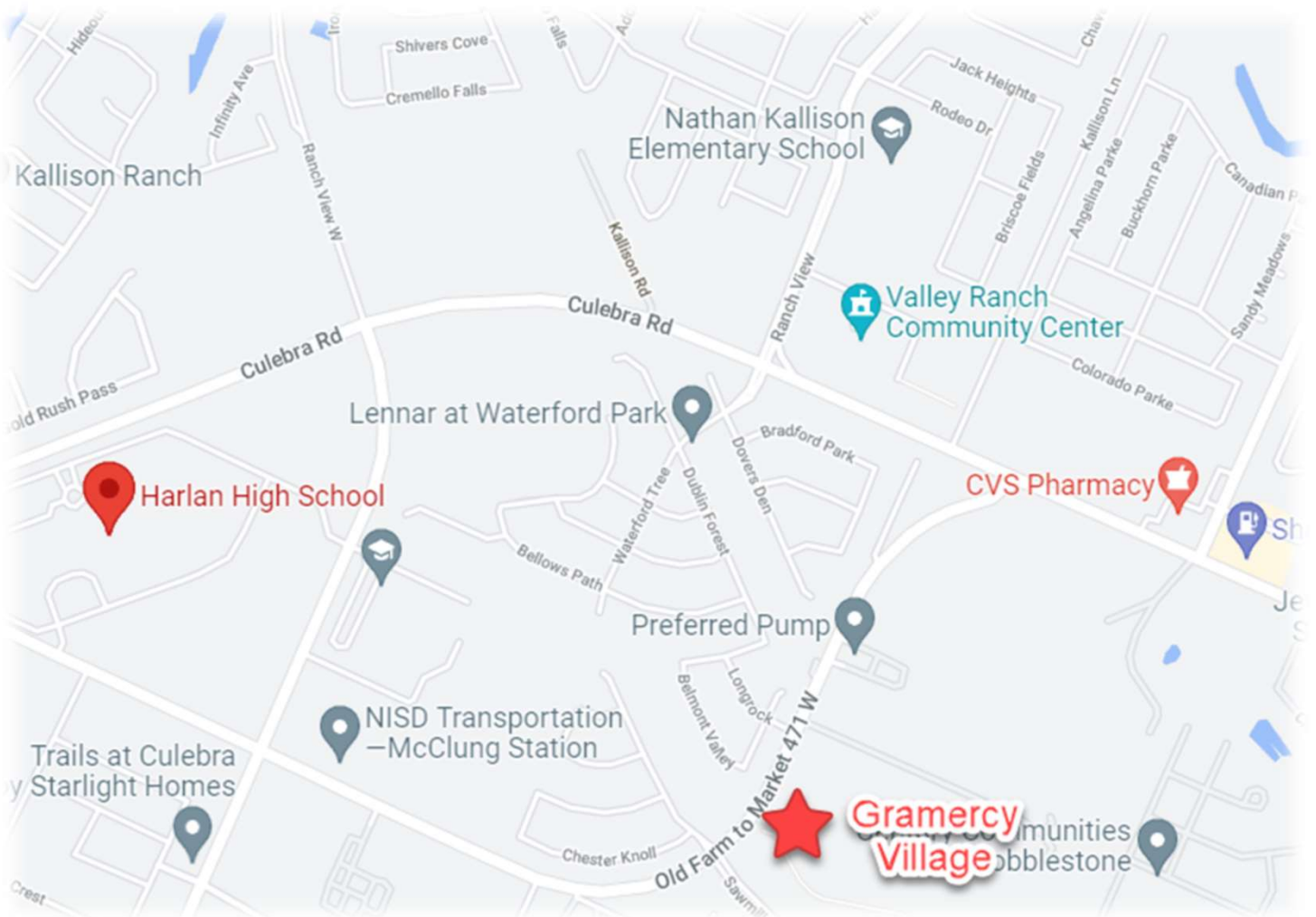
- The overall quality of the subdivision
- All front yards and public spaces
- The front yard irrigation system
- Two private gates
- Two parks, and
- The private roads



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Gramercy Village Location

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Gramercy Village is located on FM 471 W near Harlan High School, Straus Middle School, and within walking distance from the brand-new Katie Reed Elementary school. From 1604 West, take Culebra past Alamo Ranch and make a left on FM 471 West after passing Galm Road.



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Gramercy Village Community Amenities

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Gated for Your Peace of Mind

Gramercy 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. Tenants love it!

Parks & Recreation

Two parks will be available for tenants. One will focus on children, and one will focus 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 easy.

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

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