

Gramercy Village

PRICING

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

With Preferred Lender & Property Manager	
25% Down, ~5.25%*, 10-6 ARM	
Purchase Price	\$ 507,500
25% Down	\$ 126,875
75% Loan	\$ 380,625
Closing Costs Minus Pre-Paid	\$ 6,000
Total Investment	\$ 132,875
Interest Rate	5.25%
Monthly P & I	\$ (2,102)

**Interest rates may vary based on credit score, prevailing mortgage rates, and other factors, and are not guaranteed.*

Cash on Cash Estimate	
Annual Gross Income	\$ 42,360
Annual Taxes	\$ (9,619)
Annual Insurance	\$ (1,200)
Annual Prop. Mgmt	\$ (3,177)
Association Fees	\$ (750)
Annual Payment & Interest	\$ (25,222)
Annual NET Income Year 1	\$ 2,392
Est. Cash on Cash Year 1	1.8%

Estimated Income Tax	
Est. Value of Depreciation Tax Shield	\$ 15,727
Est. Taxable Income on Property	Zero

Estimated Total Year 1 Return	
Annual NET Income	\$ 2,392
Value of Principal Paydown (1st Year)	\$ 3,681
Value of 1% Appreciation	\$ 5,075
Estimated Total Year 1 Return	\$ 11,148
As a Percent	8.4%

Key Metrics

- ❖ Total Invest.: \$132,250
- ❖ Interest Rate: ~5.25%*
- ❖ 10-6 ARM
- ❖ P&I / Month: ~\$2,102
- ❖ Net Income Yr1: \$2,392

Other Options

- ❖ 30-Year Fixed: ~5.75%*
- ❖ FHA: ~4.99%*, 30-year
- ❖ Cash Price: \$492,500

Loan Highlights

- ❖ Payments are based on a 30-year amortization
- ❖ No prepayment penalties
- ❖ 5-Year Rate Rebound Refinance Guarantee

IMPORTANT NOTE

This document only contains non-binding estimates, which are not promised or guaranteed in any manner. We strongly encourage you to develop your own estimates and consult your tax and financial advisor. All interest rates are subject to change.

ASSUMPTIONS

(1) Average rent of \$1,750/month after construction phase is complete and all amenities are available, (2) \$750/year in association fees, (3) \$30/month in pet rent, (4) taxes based on similar new construction, (5) property management fee of 7.5%, (6) depreciation = (purchase price - \$75,000 lot value)/27.5, (7) does not account for rising annual rents or rising principal paydown. Created 10/11/23.