

Magnolia 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 | \$ 488,000 |
| 25% Down | \$ 122,000 |
| 75% Loan | \$ 366,000 |
| Closing Costs Minus Pre-Paid | \$ 6,000 |
| Total Investment | \$ 128,000 |
| Interest Rate | 5.25% |
| Monthly P & I | \$ (2,021) |

**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 | \$ 41,160 |
| Annual Taxes | \$ (9,580) |
| Annual Insurance | \$ (1,200) |
| Annual Prop. Mgmt | \$ (3,087) |
| Association Fees | \$ (750) |
| Annual Payment & Interest | \$ (24,253) |
| Annual NET Income Year 1 | \$ 2,290 |
| Est. Cash on Cash Year 1 | 1.8% |

| Estimated Income Tax | |
|---------------------------------------|-----------|
| Est. Value of Depreciation Tax Shield | \$ 15,018 |
| Est. Taxable Income on Property | Zero |

| Estimated Total Year 1 Return | |
|---------------------------------------|------------------|
| Annual NET Income | \$ 2,290 |
| Value of Principal Paydown (1st Year) | \$ 3,540 |
| Value of 1% Appreciation | \$ 4,880 |
| Estimated Total Year 1 Return | \$ 10,710 |
| As a Percent | 8.4% |

Key Metrics

- ❖ Total Invest.: \$127,250
- ❖ Interest Rate: ~5.25%+*
- ❖ 10-6 ARM
- ❖ P&I / Month: ~\$2,009
- ❖ Net Income Yr1: \$2,498

Other Options

- ❖ 30-Year Fixed: ~5.75%*
- ❖ FHA: ~4.99%*, 30-year

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 \$1,700/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.