



Contact Us for Details: 210-444-2040 sales@rosewoodresidential.com

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. Contact us today for a list of available units.

Heavily Upgraded Units

- Multiple Elevations: "Craftsman," "Farmhouse," and "Georgian" Façades
- Premium Wood-look Floors
- Stainless Steel Appliances
- Granite Countertops
- 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. Rosewood Residential, 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. Rosewood Residential, 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	\$380,000/duplex
Suggested Rent	\$1,450 per unit
Square Footage	1,357 per unit
Taxes	2.32%
HOA Fees	\$750/year/duplex
Leasing Fee	50%*
Management Fee	5%*
Warranty	1-2-10

*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



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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.

Estimated Return on Investment

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All Cash Estimate	
Purchase Price	\$ 380,000
Closing Costs	\$ 6,000
Total Investment	\$ 386,000
Annual Gross Income	\$ 34,105
Annual Taxes	\$ (7,223)
Annual Insurance	\$ (1,100)
Annual Prop. Mgmt (5%)	\$ (1,705)
Association Fees	\$ (750)
Annual NET Income	\$ 23,327
Est. Cap Rate (Income/Investment)	6.0%
Value of Depreciation Tax Shield	\$ 12,364
Taxable Income on Property	\$ 10,963
Est. Return w/ 3.0% Appreciation	9.0%

25% Down Estimate	
Purchase Price	\$ 380,000
25% Down	\$ 95,000
75% Loan	\$ 285,000
Closing Costs	\$ 6,000
Total Investment	\$ 101,000
Annual Gross Income	\$ 34,105
Annual Payment & Interest (@4.5%)	\$ (17,329)
Annual Operating Expenses	\$ (10,778)
Annual NET Income	\$ 5,998
Est. Cap Rate (Income/Investment)	5.9%
Est. Value of Depreciation Tax Shield	\$ 12,364
Taxable Income on Property	Zero
Value of 3.0% Appreciation	\$ 11,400
Value of Principal Paydown (1st Year)	\$ 4,290
Estimated Total Return	21.5%

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

Key Metrics

- ❖ \$23,327 Income
- ❖ 6.0% Cap Rate
- ❖ 9.0% w/Appreciation

IMPORTANT NOTE

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Key Metrics

- ❖ \$5,998 Income
- ❖ 5.9% Cap Rate
- ❖ \$4,290 Principal Paydown (1st Year)

Assumptions:

Both tables assume (1) average rent of \$1450/mo , \$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 12/8/2020.

Estimate for Owner/Occupier

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3.5% Down FHA Loan Estimate	
Purchase Price	\$ 380,000
3.5% Down	\$ 13,300
96.5% Loan	\$ 366,700
Closing Costs	\$ 6,000
Total Investment	\$ 19,300
Annual Gross Income (Renting One Side)	\$ 17,053
Annual Payment & Interest (@3.5%)	\$ (19,760)
Annual Taxes	\$ (7,223)
Annual Insurance	\$ (1,100)
Annual Prop. Mgmt (5%)	\$ (853)
Association Fees	\$ (750)
Annual Operating Expenses	\$ (29,685)
Annual Expenses After Rental Income	\$ 12,633
Monthly Expenses After Rental Income	\$ 1,053
Taxable Income on Property	Zero
Value of 3.0% Appreciation	\$ 11,400
Value of Principal Paydown (1st Year)	\$ 5,519

Assumptions:

(1) Average rent of \$1450/month, \$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 12/8/2020.

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

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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; Brandon Alpine 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; Vitreous toilets; 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.
- Open living area:
Crown molding at ceiling per plan, ceiling fan.
- Oversized 5-1/4" baseboards
- 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
- Window blinds
- All bedrooms wired for ceiling fans
- Wire shelving in closets and pantry
- Solid core garage entry door with self-closing hinges
- Ceiling fan in master

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 blind
- Double paned, Lo-e glass, vinyl framed windows
- 25 year rated 3-tab shingles (color - Weathered Wood)
- Doorbell at entry
- Covered patio (per plan)
- Pre-plumbed for water softener
- Front yard irrigation
- Oversized garage (1.5 cars)
- Backyard privacy fence: 6' cedar pickets and 4x4 cedar posts – installed per plan

Energy Efficiency

- Radiant barrier in attic
- Double-paned windows
- 14 SEER HVAC
- R8 ductwork
- Duct leakage and house envelope seal test certification
- R13 batt insulation in exterior walls
- R30 blown attic insulation

Other Specifications

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



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Learn more at

<http://rosewoodresidential.com/lynwood>