



Contact Us for Details: 210-981-9900 sales@rosewoodresidential.com

Description

Brand new, 2019 construction from a quality-focused builder! Each unit features 3 bedrooms, 2.5 baths, a 1.5 car garage, and backyard. Located in the red-hot Austin-San Antonio corridor, these rental units are convenient to many major employers, excellent schools, and great shopping. Wood-look flooring, granite countertops, stainless steel appliances, and crown molding are just a few of the premium features found in our quality townhomes. With so few units available, they won't last long. Contact us today!

Location	New Braunfels, TX
2 Units	3 bed/2.5 bath ea.
Square Footage	1,380 per unit
Typical Lot Size	0.3 acres
Year Built	2019
Purchase Price	\$375,000/duplex
Price Per sq/ft	\$136
Base Rent/Unit	\$1,455

Heavily Upgraded Units

- Multiple Elevations: Both Classic "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

A Solid Investment in a Fast Growing Market

- Tremendous appreciation potential
- Austin-SA to grow by 1.5M by 2030¹
- San Antonio to grow by 1M by 2040²
- New Braunfels has grown by 36% since 2010
- Buy several units to scale out your investment fast

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.

1. <https://www.bizjournals.com/austin/news/2015/11/11/austin-san-antonio-corridor-population-growth.html>
2. <http://www.kens5.com/news/local/san-antonio-to-grow-by-over-1-million-people-by-2040/408393714>

Estimated Return on Investment

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All Cash Estimate	
Purchase Price	\$ 375,000
Closing Costs	\$ 3,000
Total Investment	\$ 378,000
Annual Gross Income	\$ 35,153
Annual Taxes	\$ (6,096)
Annual Insurance	\$ (720)
Annual Prop. Mgmt (8%)	\$ (2,812)
Association Fees	\$ (1,040)
Annual NET Income	\$ 24,485
Est. Cap Rate (Income/Investment)	6.5%
Value of Depreciation Tax Shield	\$ 12,182
Taxable Income on Property	\$ 12,303
Est. Return w/ 3.0% Appreciation	9.5%

25% Down Estimate	
Purchase Price	\$ 375,000
25% Down	\$ 93,750
75% Loan	\$ 281,250
Closing Costs	\$ 3,000
Total Investment	\$ 96,750
Annual Gross Income	\$ 35,153
Annual Payment & Interest (@5.0%)	\$ (18,118)
Annual Operating Expenses	\$ (10,668)
Annual NET Income	\$ 6,367
Est. Cap Rate (Income/Investment)	6.6%
Est. Value of Depreciation Tax Shield	\$ 12,182
Taxable Income on Property	Zero
Value of 3.0% Appreciation	\$ 11,250
Value of Principal Paydown (1st Year)	\$ 4,233
Estimated Total Return	22.6%

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

Key Metrics

- ❖ \$24,565 Income
- ❖ 6.5% Cap Rate
- ❖ 9.5% w/Appreciation

IMPORTANT NOTE

This brochure only contains non-binding estimates, which are not promised or guaranteed in any manner.

Key Metrics

- ❖ \$6,447 Income
- ❖ 6.7% Cap Rate
- ❖ 22.7% w/Appreciation & Principal Paydown

Assumptions:

Both tables assume (1) average rent of \$1455/mo + \$55/mo in Association/pet fees, (2) 3% vacancy, (3) taxes based on similar new construction in New Braunfels, (4) Property management fee of 8%, (5) Depreciation = (purchase price - \$40,000 lot value)/27.5, (6) Does not account for rising annual rents or rising principal paydown. Created 9/17/2019.



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