



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!

Heavily Upgraded Units

- Multiple Elevations: Both Classic "Craftsman" and "Georgian" Façades
- Premium Wood-look Floors
- Stainless Steel Appliances
- Granite Countertops
- Premium Oil-Rubbed Bronze Hardware
- Oversized Garage (1.5 cars)
- Inside / Upstairs Laundry
- 9 ft. Ceilings in Master
- 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.

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>

Location	New Braunfels, TX
2 or 4 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 \$725,000/4-plex
Price Per sq/ft	\$136
Base Rent/Unit	\$1,400

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
- Consistent IRR of between 11% and 15%
- Buy several units to scale out your investment fast

Pro Forma Return on Duplex Investment

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All Cash Estimate	
Purchase Price	\$ 375,000
Closing Costs	\$ 3,000
Total Investment	\$ 378,000
Annual Gross Income	\$ 33,640
Annual Taxes	\$ (6,096)
Annual Insurance	\$ (720)
Annual Prop. Mgmt (8%)	\$ (2,691)
Annual Cleaning/Association Fees	\$ (1,320)
Annual NET Income	\$ 22,812
Est. Cap Rate (Income/Investment)	6.0%
Value of Depreciation Tax Shield	\$ 12,182
Taxable Income on Property	\$ 10,631
Est. Return w/ 3.0% Appreciation	9.0%

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	\$ 33,640
Annual Payment & Interest (@5.0%)	\$ (18,118)
Annual Operating Expenses	\$ (10,827)
Annual NET Income	\$ 4,695
Est. Cash on Cash (Income / Invest.)	4.9%
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	20.9%

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

Key Metrics

- ❖ \$22,812 Income
- ❖ \$12,182 Tax-Free
- ❖ 6.0% Cap Rate
- ❖ 9.0% w/Appreciation

Key Metrics

- ❖ \$4,695 Income
- ❖ \$4,695 Tax-Free
- ❖ 4.9% Cash on Cash
- ❖ 20.9% w/Appreciation
& Principal Paydown

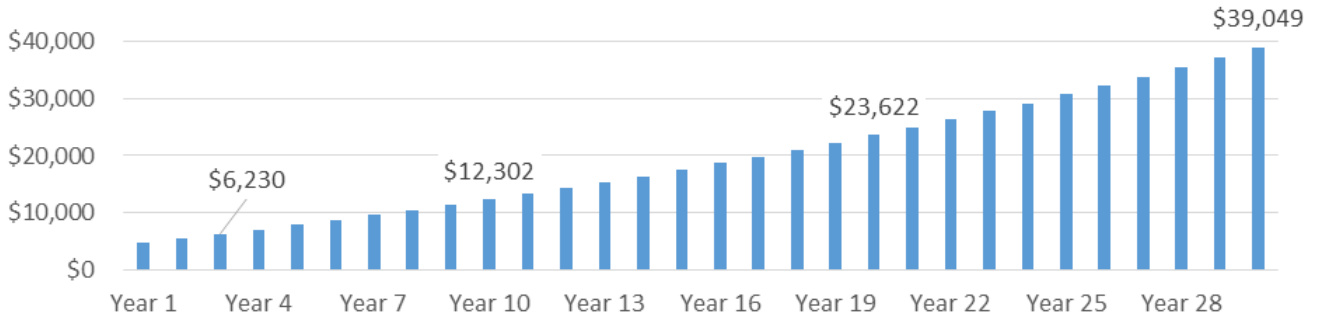
Assumptions:

Both tables assume (1) average rent of \$1400/mo + \$45/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

Duplex Cash Flow

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Annual Cash Flow



25% Down Estimate

Income Analysis	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Operating Income	\$35,723	\$37,898	\$43,934	\$50,932	\$59,044	\$79,350
Operating Expenses	(\$11,375)	(\$11,949)	(\$13,514)	(\$15,290)	(\$17,304)	(\$22,183)
Net Operating Income	\$24,348	\$25,949	\$30,420	\$35,642	\$41,740	\$57,167
Mortgage Payments	(\$18,118)	(\$18,118)	(\$18,118)	(\$18,118)	(\$18,118)	(\$18,118)
Cash Flow	\$6,230	\$7,831	\$12,302	\$17,524	\$23,622	\$39,049
Cap Rate (Purchase Price)	6.5%	6.9%	8.1%	9.5%	11.1%	15.2%
Cash on Cash Return	6.4%	8.1%	12.7%	18.1%	24.4%	40.4%

Key Metrics

- ❖ Annual Cap Rate Increases to > 15% (Year 30)
- ❖ Annual Cash on Cash Return Increases to > 40% (Year 30)

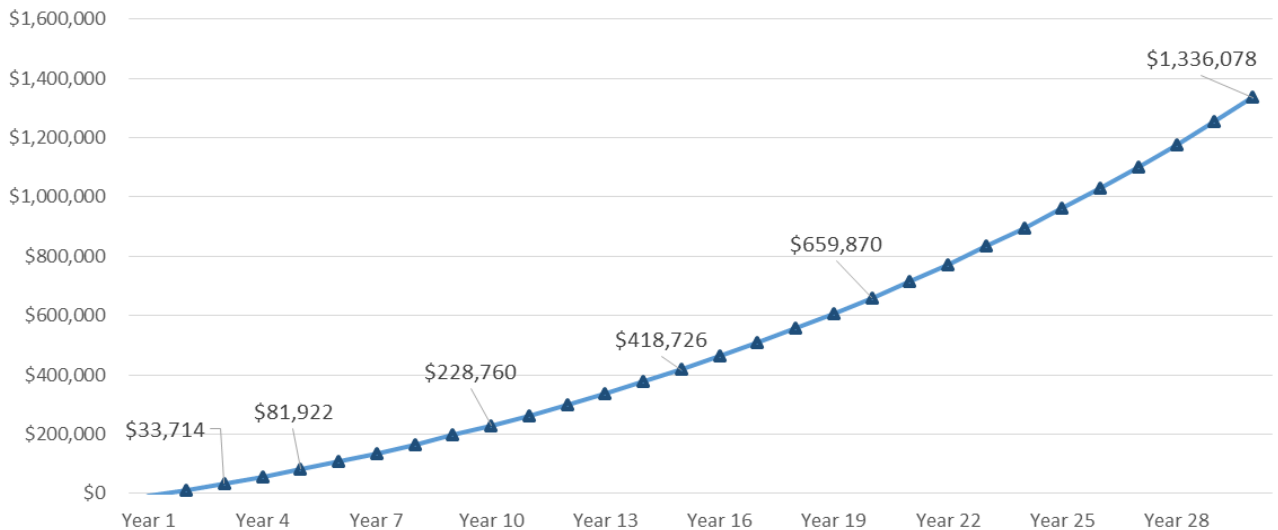
Assumptions:

(1) average rent of \$1400/mo + \$45/mo in Association/pet fees, (2) 3% vacancy, (3) taxes based off of similar new construction in New Braunfels, (4) Property management fee of 8%, (5) Appreciation = 3% for property values and rent; Inflation = 2.25% for expenses (10 year average), (6) Selling Costs = \$3000 (adjusted for inflation) + 6% of sales price, (7) Operating Income and Expenses per the details on the prior page, (8) Mortgage: 30 years at 5%.

Duplex Total Return on Investment

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Total Return on Investment



25% Down Estimate

Sale Analysis

	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Equity	\$141,868	\$176,869	\$275,964	\$394,335	\$536,017	\$910,223
- Selling Costs	(\$27,793)	(\$29,437)	(\$33,986)	(\$39,243)	(\$45,319)	(\$60,462)
= Proceeds after sale	\$114,075	\$147,432	\$241,978	\$355,092	\$490,698	\$849,761
+ Cumulative Cash Flow	\$16,390	\$31,240	\$83,532	\$160,385	\$265,922	\$583,067
- Initial Cash Invested	(\$96,750)	(\$96,750)	(\$96,750)	(\$96,750)	(\$96,750)	(\$96,750)
= Net Profit	\$33,714	\$81,922	\$228,760	\$418,726	\$659,870	\$1,336,078
Internal Rate of Return	11.0%	14.1%	15.0%	14.6%	14.2%	13.5%

Key Metrics

- ❖ Consistent IRR of 11% - 15%
- ❖ \$228K in Profit and 15% IRR at Year 10
- ❖ \$418K in Profit and 14.6% IRR at Year 15

Assumptions:

(1) average rent of \$1400/mo + \$45/mo in Association/pet fees, (2) 3% vacancy, (3) taxes based off of similar new construction in New Braunfels, (4) Property management fee of 8%, (5) Appreciation = 3% for property values and rent; Inflation = 2.25% for expenses (10 year average), (6) Selling Costs = \$3000 (adjusted for inflation) + 6% of sales price, (7) Operating Income and Expenses per the details on the prior page, (8) Mortgage: 30 years at 5%.



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