



03 06

Floorplans Blueprints

04 07

Visuals Flip

05 08

Model Options Hold



Floorplan View 1

Modern Light-Filled Haven With an open floor plan and ample natural light, this home offers a bright, welcoming ambiance for any lifestyle.



Floorplan View 2

Sleek and Spacious
This modern, open-concept kitchen
maximizes every inch, blending
seamlessly with the living area to create
an airy, expansive feel despite its
compact size.



Floorplan View 3

Your Private Summer Oasis
An optional pool adds the ultimate
touch of relaxation, letting you enjoy
sun-soaked days and refreshing
swims all season long.

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Model Options



01

Model | \$239,000

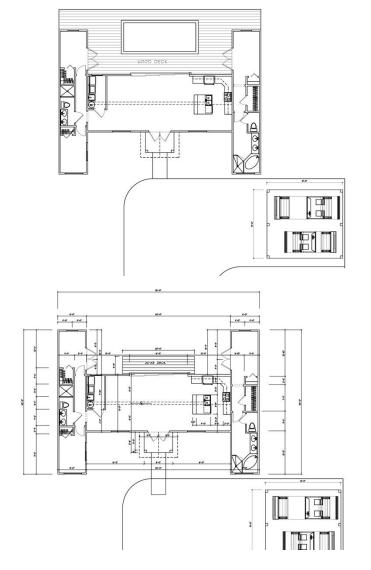
- 3 bedrooms, 2 bathrooms
- 1280 sq ft
- Shingle Roof
- Impact Windows
- Smart Home
- Open Concept Kitchen
- Washer/Dryer

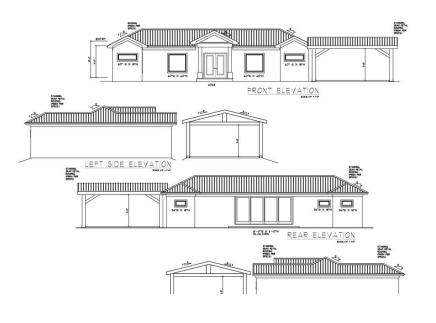
 $\mathbf{02}$

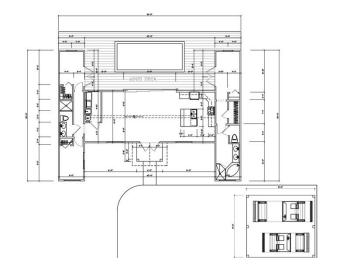
Model

- 3 bedrooms, 2 bathrooms
- 1280 sq ft
- Shingle Roof
- Impact Windows
- Pool (20 x 8 ft)
- Smart Home
- Open Concept Kitchen
- Washer/Dryer
- Carport

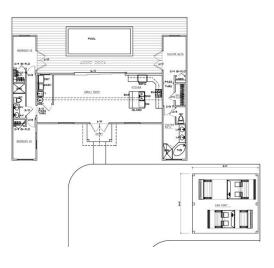


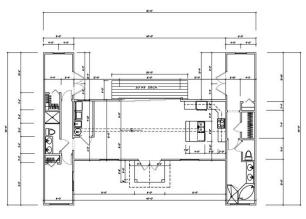














Flip

| Price | Market or Appraised Value | Initial Equity |
|---------------|---------------------------|----------------|
| \$239,000 | \$319,000 | 80,000 |
| Closing Cost | Total Cash Investment | List Price |
| \$4,500 | \$243,500 | \$319,000 |
| Closing Cost: | Flip Profit | ROI |
| 8% (High End) | \$50,300 | 20,60% |

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This property offers immediate equity with a strong ROI potential.

Minimal vacancy, low maintenance costs, and no HOA fees optimize annual income.

It is a solid investment opportunity with an 8.04% cash-on-cash return.

| Price | Market or Appraised Value | Initial Equity | Closing Cost |
|--------------------------|---------------------------------|---------------------|--------------|
| \$239,000 | \$319,000 | \$80,000 | \$4,500 |
| Monthly Rent (GSI) | Gross Operating Income (GOI) | Annual Property Tax | HOA |
| \$2,200 | \$26,400 | \$2,100 | \$0 |
| Total Cash Investment | Annual Insurance Premium | Cash On Cash ROI | NOI |
| \$243,500 | \$1,100 | 9.52% | \$19,567 |

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