



HAVE IT ALL...IN THE MIDDLE OF IT ALL

Parc 55

Elevated Living

337-501-6000
www.parc-gardens.com

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IN THIS ISSUE

Parc Gardens: Rent or Buy

by Evelyn Dore'

In this issue we will explore the differences between our lease and purchase options.

For many residents, purchasing a condominium unit in our community is a better option for their long-term financial plans. Purchasing comes with its own advantages and disadvantages, and prospects should evaluate both options diligently. Tax benefits, the ability to pass property onto heirs, equity, value appreciation, and the freedom to customize one's residence are all perks of ownership. In most instances, the monthly cost of living (mortgage note, association fee, etc.) is similar to paying rent, while still being able to enjoy all of the amenities of the community. For those that aren't ready to make such a commitment, renting for a short time to get acclimated to the community is a great option. Rental rates start at \$1,045 per month and sale prices start at \$157,920. Look for details on page 2.

Is Parc Gardens for you?

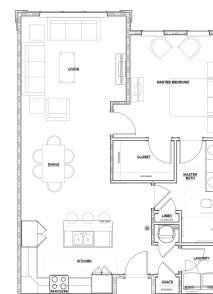
If you or a member of your household are 55 or older, and you desire an active, maintenance-free lifestyle with similar

minded individuals, then Parc Gardens is for you!

In addition to the comforts you would expect of a new luxury multifamily community, you will also find organized activities designed for active adults, many of whom may be retired or semi-retired. Weekly socials and resident led clubs and activities will be offered. Examples of community activities at Parc Gardens include group exercise classes, cooking classes, gardening club, petanque (boules or bocce ball) league, bridge tournaments and organized travel. Continuing education classes through UL will also be offered.

Conveniently located as an extension of the Parc Lafayette development, the property is walking distance to boutiques, eateries, and entertainment. Our first units will be ready in July of this year including spacious one, two, and three-bedroom floor-plans. More information is available at www.parc-gardens.com.

The property is located at 1521 Camellia Boulevard, just past Parc Lafayette.



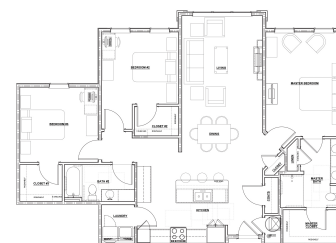
A-1 ONE BEDROOM UNIT FLOOR PLAN

986 sq ft

One Bedroom (987 sf)

Lease: \$1,045/month; Purchase: \$157,920

Page 2



C THREE BEDROOM UNIT FLOOR PLAN

1507 sq ft

Three Bedroom (1,507 sf)

Lease \$1,597/month; Purchase \$241,120

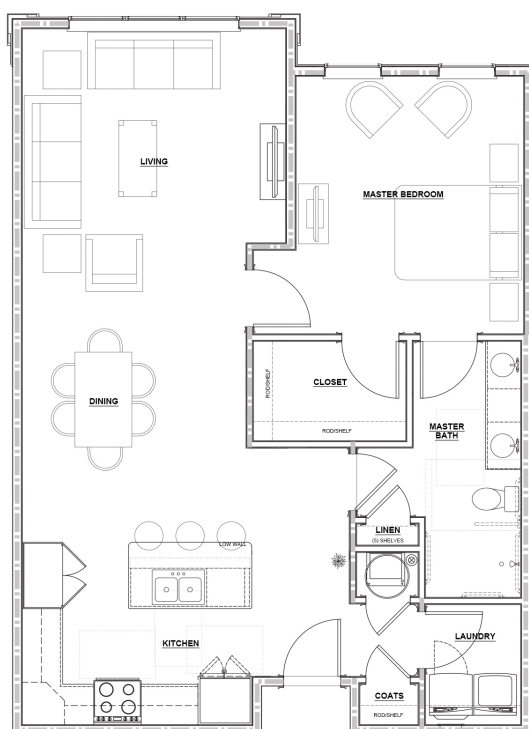
Page 2

Parc Gardens: Rent or Buy

Both leasing and purchasing options come with the full use of all of Parc Gardens amenities, including swimming pool with cabanas, fitness center, large park, library, yoga studio, large clubhouse with bar and gameroom, resident garden, pet park, two petanque courts, on-site storage, private dining room, demonstration kitchen, outdoor barbeque grills, fountains, fire pits, and manned security.

Also included with both options is the full range of Parc Gardens social activities: nightly cocktail hour, petanque league, bridge club, group fitness classes and yoga, garden club, cooking classes, organized travel and continuing education.

Additional services upon request will include dry cleaning pickup and delivery, pharmacy delivery, pet grooming, car detailing, pet care, housekeeping, and indoor plant care.



Standard One Bedroom, 987 sf

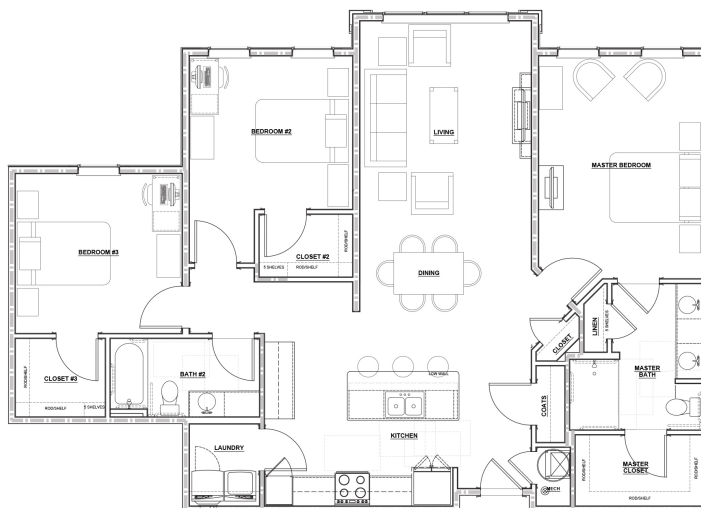
Lease: \$1,045/month, six month minimum lease. It's that simple. Also, by leasing, you have the option to try out Parc Gardens and lock in a purchase price of the unit of your choice when your lease expires.

Purchase: \$157,920. Assuming you put down 20% of the purchase price and obtain an interest only loan at 5% for the remaining \$126,336, your monthly interest payment will be \$526.40/month. Association dues to cover all of the amenities and features listed above, including property insurance, landscaping, maintenance, etc., will be approximately \$0.2583/sf/month, or \$254.97/month for this 987s.f. unit. You will also owe property tax of about \$69/month assuming you take advantage of the Louisiana homestead exemption. Total monthly cost is therefore \$526.40 interest (tax deductible!) + \$254.97 association dues + \$69 property tax = \$850.37/month.

Standard Three Bedroom, 1,507 sf

Lease: \$1,597/month, that's it! Again, you have the option to lock in a purchase price of the unit of your choosing when you lease at Parc Gardens.

Purchase: \$241,120. Again, assuming a standard 20% down and a 5% interest only loan for the balance of \$192,896, the monthly interest payment is \$803.73, Association dues of \$389.31, and property tax of \$138.33, your total monthly payment would be \$1,331.37. Again, this includes property insurance, landscaping, maintenance, and all of Parc Gardens' amenities and social programs.



****The above examples do not include the mortgage principal due to variables such as amortization and loan terms.**