

# The Paradise Collection

## Coral II

2BR/2BA

103 M2/1113 FT2



### At Rocky Point Residential & Medical/Spa Center

**Price: \$162,435.00 USD**

#### Standard Features

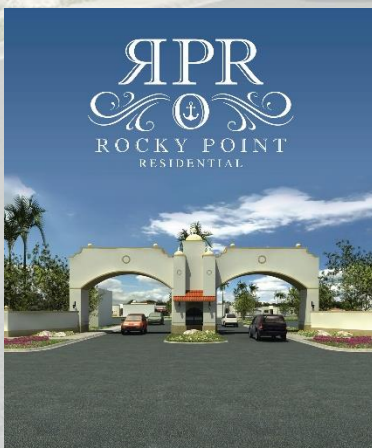
Steel Stud & Drywall Walls  
Durarock exterior  
Insulation  
Insulated Truss Roofs  
Rain gutters  
Paradise Patio – Glass, Screens, Open  
Patio Mist system  
Patio Bar  
Built-in BBQ  
Custom Carpentry  
Brick Dome Ceiling  
Decorative tile bathrooms  
All Electric  
Central HVAC/Heat or Mini-splits  
Jacuzzi  
On-demand Water heater  
Garage (2-car)  
Smart Mirrors  
Surround sound  
Alexa  
Smart TV  
Fire TV  
Video Door Bell  
Landscaping  
Reverse Osmosis Water Purifier in Kitchen



• 2 Bedrooms/2 Bathrooms • Paradise Patio • 2 Car Garage

Area	M2	FT2
Living Room	15.27	164
Dining Room	11.69	126
Kitchen	11.07	119
Laundry	3.38	36
Pantry	3.38	36
Master Bedroom	16.63	179
Master Bathroom	6.77	73
2nd Bedroom	12.14	131
3rd Bedroom	0.00	0
2nd Bathroom	5.94	64
Paradise Patio	17.10	184
Garage	30.20	325
<b>Total *</b>	<b>103.37 *</b>	<b>1113 *</b>

*\* Living, A/C Area*



**Rocky Point Residential Sales Office**  
US 623-240-9819; MX 638-156-3533,  
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# RPR

## ROCKY POINT RESIDENTIAL

### PARADISE RESORTS "PARADISE COLLECTION"

#### Coral II MODEL 103 M2 1113 FT2

<u>MODEL</u>	<u>M2</u>	<u>FT2</u>	<u>PRICE</u>	<u>PRICE/M2</u>	<u>DISCOUNT</u>	<u>DISC PRICE</u>	<u>DOWN PYMT</u>	<u>BALANCE</u>	<u>PAYMENTS</u>	<u>CLOSING</u>
Coral II	103	1,108.67	\$162,435	\$1,577.04	\$24,365.25	\$138,069.75	\$41,420.93	\$96,648.83	\$9,664.88	\$38,659.53

\* 6 Construction Draw Payments

#### PARADISE RESORTS VACATION LIVING PROGRAM

##### Paradise Resorts

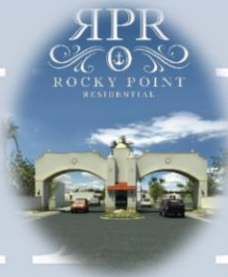
<u>Year</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Net Profit	\$183,502	\$2,339,582	\$5,346,337	\$9,978,078	\$15,679,632	\$12,063,227	\$21,358,582	\$22,629,778
50%	\$91,751	\$1,169,791	\$2,673,169	\$4,989,039	\$7,839,816	\$6,031,613	\$10,679,291	\$11,314,889
Owner	\$765	\$9,748	\$22,276	\$41,575	\$65,332	\$50,263	\$88,994	\$94,291
	\$765	\$10,513	\$32,789	\$74,365	\$139,696	\$189,960	\$278,954	\$373,245

**Owner recovers cost of purchase in 5.0 years**

##### Assumptions:

- Model construction duration is 8 months
- 6 construction draw payments paid over construction period
- Transfer of ownership at closing after final balance paid
- Property Taxes and HOA are paid by Paradise Resorts Hospitality
- Owners receive 30 days annually (unrestricted) use of the property
- Owner receive the Vacation Living Package during their stay at no cost





## ROCKY POINT RESIDENTIAL

### INTRODUCTION

Rocky Point Residential is a 194-lot subdivision with all underground utilities and an onsite medical clinic. The development was started in 2008 at the beginning of the economic recession that stalled most development in the area. During the recession years and into the COVID pandemic, the developer continued to improve the subdivision with curbs and landscaping.

### AMENITIES

Amenities to be added in the subdivision include swimming pools, a clubhouse/bar, walking trails and BBQ areas.

### ROCKY POINT MEDICAL CENTER

Rocky Medical Center provide 24/7 medical care and dental care, but also luxury spa services such as massage and esthetic skin care.

### LOCATION

Rocky Point Residential is located on the highway from the US-Mexico border approximately 2 miles before the entrance to Rocky Point. In real estate, the expression is location, location, location. The location of Rocky Point Residential is often referred to as, "to far out of town". In reality if you want oceanfront or ocean view, this is not the place for you.



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