

Home #2

3BR/2.5BA

235.88 M2/2,539 FT2

*Rocky Point Residential
& Medical /Spa Center*



Price: \$245,500.00 USD

Features:

- Single Level
- 3 Bedrooms
- 2.5 Baths
- DSL Internet
- Fully Equipped Kitchen
- Appliance Package:
 - Side-by-Side Refrigerator
 - Stove/Oven
 - Washer/Dryer
 - Microwave
- Mini-Split A/C & Heat
- 18" Ceramic Tile Floors
- Marble Countertops
- Professionally Designed Cabinetry
- Dual Pane Windows
- Solid Wood Exterior doors
- Hollow-core Interiors Doors
- Quality Brass Hardware
- 10 FT Ceilings
- Ceiling Fans Throughout
- Landscaped Lot
- Pre-wired for Phone, Internet, Security



RPR
ROCKY POINT
RESIDENTIAL



Rocky Point Residential Sales Office
US 623-240-9819; MX 638-156-3533,
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www.rockypointresidential.net

RPR



ROCKY POINT RESIDENTIAL

PARADISE RESORTS “PARADISE COLLECTION”

HOUSE #2 MODEL 235.88 M2 2,539 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>
House #2	236	2,538.97	\$245,500	\$1,040.78	\$24,550.00	\$220,950.00	\$66,285.00	\$154,665.00	\$15,466.50	\$61,866.00

*** 6 Monthly Payments**

PARADISE RESORTS VACATION LIVING PROGRAM

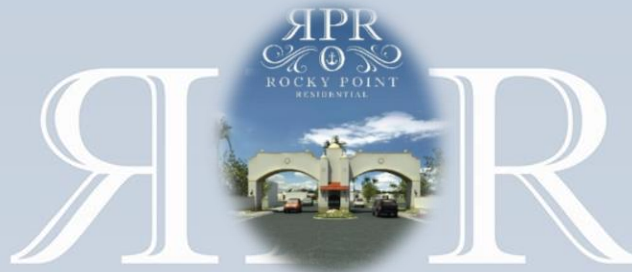
Paradise Resorts

<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	\$328,633	\$304,310	\$327,117	\$343,822	\$368,605	\$394,627	\$421,951	\$450,640
50%	\$164,317	\$152,155	\$163,558	\$171,911	\$184,303	\$197,314	\$210,975	\$225,320
Owner	\$32,863	\$30,431	\$32,712	\$34,382	\$36,861	\$39,463	\$42,195	\$45,064
	\$32,863	\$63,294	\$96,006	\$130,388	\$167,249	\$206,712	\$248,907	\$293,971

Owner recovers cost of purchase in 6.5 years

Assumptions:

- Houses are construction complete, ready-to-occupy
- 6 monthly payments
- 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 Model Home Garage Package

RPR will add a garage of your choice of size with pricing as shown below:

<u>House</u>	<u>Price</u>	<u>Garage</u>	<u>Total</u>
2	\$245,500.00	\$12,000.00	\$257,500.00

Construction will begin upon possession of the home by the buyer. The estimated duration for construction is 3 months.

Rocky Point Residential Model Home Patio Package

RPR will add a Paradise Patio of your choice of size with pricing:

<u>House</u>	<u>Price</u>	<u>Garage</u>	<u>Total</u>	<u>Patio</u>	<u>Total</u>
2	\$245,500.00	\$12,000.00	\$257,500.00	\$20,000.00	\$277,500.00

Construction will begin upon possession of the home by the buyer. The estimated duration for construction is 3 months.

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. The amenities are in the final planning stage and will be started in the near future.

ROCKY POINT MEDICAL CENTER

Rocky Medical Center provides 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". We offer "the experience" over location at affordable prices prices.