

The Paradise Collection

SURF

2BR/2BA

86 M2/923 FT2



*At Rocky Point Residential
& Medical/Spa Center*

Price: 145,590.00 USD

- Steel Stud & Drywall Walls
- Durarock exterior
- Insulation
- Insulated Truss Roofs
- Rain gutters
- Paradise Patio (4-in-1 Use)
- Patio Mist system
- Patio Bar
- Built-in BBQ
- Professionally Designed 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 Doorbell
- Landscaping
- Two-person Sauna or Jacuzzi
- DSL Internet
- Reverse Osmosis Water Purifier



• 2 Bedrooms / 1 Bathrooms • 2 Car Garage • Paradise Patio

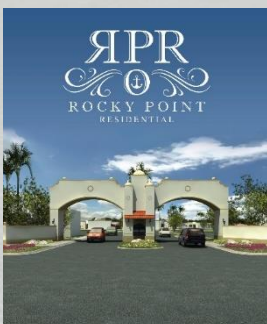
| <u>Area</u> | <u>M2</u> | <u>FT2</u> |
|-----------------|----------------|--------------|
| Living Room | 11.03 | 119 |
| Dining Room | 9.18 | 99 |
| Kitchen | 9.96 | 107 |
| Laundry | 3.38 | 36 |
| Pantry | 3.38 | 36 |
| Master Bedroom | 13.30 | 143 |
| Master Bathroom | 6.77 | 73 |
| 2nd Bedroom | 9.44 | 102 |
| 2nd Bathroom | 5.35 | 58 |
| Paradise Patio | 14.00 | 151 |
| Garage | 30.20 | 325 |
| Total * | 85.80 * | 923 * |

** Living, A/C Area*

Rocky Point Residential Sales Office

638-156-3533, Paradisandsmx@aol.com

www.rockypointresidential.net



RPR

ROCKY POINT RESIDENTIAL

PARADISE RESORTS "PARADISE COLLECTION"

SURF MODEL 86 M2 928 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> |
|--------------|-----------|------------|--------------|-----------------|-----------------|-------------------|------------------|----------------|------------------|----------------|
| Surf | 86 | 925.69 | \$145,590 | \$1,692.91 | \$21,839 | \$123,752 | \$37,125 | \$86,626 | \$8,663 | \$34,650.42 |

* 6 Construction Draw Payments

PARADISE RESORTS VACATION LIVING PROGRAM

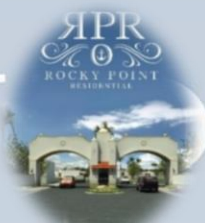
Paradise Resorts

| <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 4.75 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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