

## ROI Example: Floor Plan B 442 sq ft Ft \$539,900

### 3% Fixed 2 yr Mortgage

Price	\$ 539,900
20% Deposit	<u>\$ 107,980</u>
Mortgage	\$ 431,920

### Monthly Expenses

Principal & Interest	\$ 1,816
Maintenance (.61 x 442 sqft)	\$ 269
Taxes approx. 0.65%	<u>\$ 292</u>
Total Expenses	\$ 2,377

### Cash Flow

Income (\$5.94 x 442 sq ft)	\$ 2,625
Expenses	<u>-\$ 2,377</u>
	<b>\$ 248</b>

Cash Flow \$248 x 12	\$ 2,976
Principal \$18,364/ 2	<u>\$ 9,182</u>
	\$ 12,158

### Return on Investment

\$12,158/ \$107,980 (cash flow / purchasers investment)

**11.3% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan C 471 sq ft Ft \$539,900

### 3% Fixed 2 yr Mortgage

Price	\$ 539,900
20% Deposit	<u>\$ 107,980</u>
Mortgage	\$ 431,920

### Monthly Expenses

Principal & Interest	\$ 1,816
Maintenance (.61 x 471 sqft)	\$ 287
Taxes approx. 0.65%	<u>\$ 292</u>
Total Expenses	\$ 2,395

### Cash Flow

Income (\$5.62 x 471 sq ft)	\$ 2,650
Expenses	<u>-\$ 2,395</u>
	<b>\$ 255</b>

Cash Flow \$255 x 12	\$ 3,060
Principal \$18,364/ 2	<u>\$ 9,182</u>
	\$ 12,242

### Return on Investment

\$12,242/ \$107,980 (cash flow / purchasers investment)

**11.3% Return on Investment**

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## ROI Example: Floor Plan D 471 sq ft Ft \$557,900

### 3% Fixed 2 yr Mortgage

Price	\$ 557,900
20% Deposit	<u>\$ 111,580</u>
Mortgage	\$ 446,320

### Monthly Expenses

Principal & Interest	\$ 1,877
Maintenance (.61 x 471 sqft)	\$ 287
Taxes approx. 0.65%	<u>\$ 302</u>
Total Expenses	\$ 2,466

### Cash Flow

Income (\$5.62 x 471 sq ft)	\$ 2,650
Expenses	<u>-\$ 2,466</u>
	<b>\$ 184</b>

Cash Flow \$184 x 12	\$ 2,208
Principal \$18,976/ 2	<u>\$ 9,488</u>
	\$ 11,696

### Return on Investment

\$11,696/ \$111,580 (cash flow / purchasers investment)

**10.5% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan D 474 sq ft Ft \$553,900

### 3% Fixed 2 yr Mortgage

Price	\$	553,900
20% Deposit	\$	<u>110,780</u>
Mortgage	\$	443,120

### Monthly Expenses

Principal & Interest	\$	1,863
Maintenance (.61 x 474 sqft)	\$	289
Taxes approx. 0.65%	\$	<u>300</u>
Total Expenses	\$	2,452

### Cash Flow

Income (\$5.59 x 474 sq ft)	\$	2,650
Expenses	-\$	<u>2,452</u>
	\$	<b>198</b>

Cash Flow \$198 x 12	\$	2,376
Principal \$18,840/ 2	\$	<u>9,420</u>
	\$	11,796

### Return on Investment

\$11,796/ \$110,780 (cash flow / purchasers investment)

**10.6% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan E 511 sq ft Ft \$594,900

### 3% Fixed 2 yr Mortgage

Price	\$	594,900
20% Deposit	\$	<u>118,980</u>
Mortgage	\$	475,920

### Monthly Expenses

Principal & Interest	\$	2,001
Maintenance (.61 x 511 sqft)	\$	311
Taxes approx. 0.65%	\$	<u>322</u>
Total Expenses	\$	2,634

### Cash Flow

Income (\$5.66 x 511 sq ft)	\$	2,895
Expenses	-\$	<u>2,634</u>
	\$	<b>261</b>

Cash Flow \$261 x 12	\$	3,132
Principal \$20,235/ 2	\$	<u>10,117</u>
	\$	13,249

### Return on Investment

\$13,249/ \$118,980 (cash flow / purchasers investment)

**11.1% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan F 519 sq ft Ft \$604,900

### 3% Fixed 2 yr Mortgage

Price	\$	604,900
20% Deposit	\$	<u>120,980</u>
Mortgage	\$	483,920

### Monthly Expenses

Principal & Interest	\$	2,035
Maintenance (.61 x 519 sqft)	\$	316
Taxes approx. 0.65%	\$	<u>328</u>
Total Expenses	\$	2,679

### Cash Flow

Income (\$5.63 x 519 sq ft)	\$	2,925
Expenses	-\$	<u>2,679</u>
	\$	<b>246</b>

Cash Flow \$246 x 12	\$	2,952
Principal \$20,575 2	\$	<u>10,287</u>
	\$	13,239

### Return on Investment

\$13,239/ \$120,980 (cash flow / purchasers investment)

**10.9% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan 526 sq ft Ft \$611,900

### 3% Fixed 2 yr Mortgage

Price	\$ 611,900
20% Deposit	\$ <u>122,380</u>
Mortgage	\$ 489,520

### Monthly Expenses

Principal & Interest	\$ 2,058
Maintenance (.61 x 526 sqft)	\$ 320
Taxes approx. 0.65%	\$ <u>331</u>
Total Expenses	\$ 2,709

### Cash Flow

Income (\$5.60 x 526 sq ft)	\$ 2,950
Expenses	-\$ <u>2,709</u>
	\$ <b>241</b>

Cash Flow \$241 x 12	\$ 2,892
Principal \$20,812/ 2	\$ <u>10,406</u>
	\$ 13,298

### Return on Investment

\$13,298/ \$122,380 (cash flow / purchasers investment)

**10.9% Return on Investment**

Based on 2 yr fixed rates over a 30 yr amortization period

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## ROI Example: Floor Plan H 537 sq ft Ft \$656,900

### 3% Fixed 2 yr Mortgage

Price	\$	656,900
20% Deposit	\$	<u>131,380</u>
Mortgage	\$	525,520

### Monthly Expenses

Principal & Interest	\$	2,210
Maintenance (.61 x 537 sqft)	\$	327
Taxes approx. 0.65%	\$	<u>356</u>
Total Expenses	\$	2,893

### Cash Flow

Income (\$5.54 x 537 sq ft)	\$	2,975
Expenses	-\$	<u>2,893</u>
	\$	<b>82</b>

Cash Flow \$82 x 12	\$	984
Principal \$22,343/ 2	\$	<u>11,171</u>
	\$	12,155

### Return on Investment

\$12,155/ \$131,380 (cash flow / purchasers investment)

**9.3% Return on Investment**

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