

IDEAL 1031 EXCHANGE OPPORTUNITY



- New Construction - APPRECIATION
- Initial Phase - DISCOUNTED PRICING
- + Cash Flow - W/ UNIQUE INCENTIVES
- Growing Rental Market - PHOENIX
- (24) 4-Plex Units - MULTI-PURCHASE

La Estrella Vista is the single opportunity for new construction 4-plex investment properties in the blossoming Phoenix Metro area. Offering a total of 24 buildings comprised of 96 distinctive 3 bedroom and 2 bath homes, a unique and luxurious lifestyle awaits those residing in **La Estrella Vista**.

Located in the exciting and emerging vitality that surrounds Phoenix's economically growing West Valley, **La Estrella Vista** has easy access to all west side attractions such as the Glendale sports facilities, shopping (boutiques to malls), restaurants and coffee houses. **La Estrella Vista** is one very attractive location for people seeking a safe and active community. **Welcome Home!**

THE FINANCING MAKES IT WORK !!

FEATURE

BENEFIT

Up to \$24,000 seller abatement Fund in LLC, PC or Corporation
 Financing created for 24-36 month ownership
 Positive cash-flow off-sets monthly liability
 Seller abatement does what 1031 monies can't

~ net \$1000/mo. 24 mo. Cash-flow assistance
 ~ Not reflected on personal credit
 ~ Avoid Capital Gain taxes & maximize profit
 ~ Minimize expenses & secure Capital Gains
 ~ Pre-pay mortgage payments at closing

2 Year Investment Strategy

(with a Positive Monthly Cash-Flow Focus)

(est.) \$1400 positive monthly cash flow
 with estimated significant appreciation return
 \$620,000 sales price (w/ incentives)
 25 % down payment (1031 monies)

8.250% - 3/1 ARM Interest Only to Entity

<u>Down Payment:</u>	\$ 155,000
<u>Loan Amount:</u>	\$ 465,000
<u>I/O Payment:</u>	\$ 3200
<u>est. HOA:</u>	\$ 300
<u>Taxes (no escrows):</u>	\$ 0

est. monthly payment: \$ 3500

(est) monthly rental income (\$1050/unit): **\$ 4200**
\$ 700

\$24,000 abatement over 24 mo = per mo: **\$ 1000**
(est.) monthly cash flow: \$ 1700

Loan Discount Fee: 1.5% for qualified borrowers



On Approved Credit & criteria is less than you might think. Rates and terms subject to change without notice due to market adjustments—not "bait and switch" tactics. Payments include estimated (but calculated) taxes and insurance. Private Mortgage Insurance required for all loans greater than 80% LTV. Information provided to assist real estate professionals and is not an advertisement to extend consumer credit under Regulations Z nor is it a commitment to lend. Consult your tax preparer regarding the new guidelines for Mortgage Insurance and the purchase transaction fee deductibility.

These unique incentives for this property wont last!!

Call Bud Gragg or Scott Kerbaugh for details.



Scott Kerbaugh

Mortgage Loan Originator

Office: (480) 889-1933

Cell: (602) 384-4178

Fax: (602) 296-0229

skerbaugh@choicebankaz.com