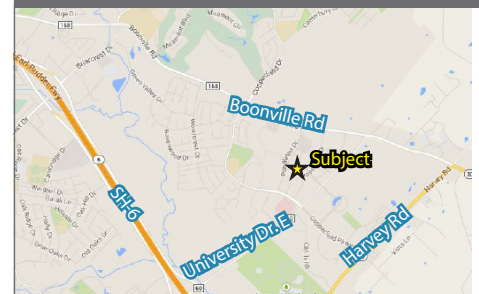




PROPERTY FEATURES

- Purchase for the same cost as renting!
- 1,700 - 1,755 Square Foot Units Available
- First units delivered March 2020
- Fully finished out, ready to move-in
- Historically low interest rates make this a perfect time to buy!
- Centrally located between Bryan and College Station
- Great restaurants nearby
- Just acquired neighboring lot to now offer **more parking!**

PROPERTY FOR SALE



Offered for Sale:

Unit 101 - \$475,000

Unit 102 - \$425,000

Unit 103 - \$425,000

Unit 104 - \$475,000



Why rent when you can OWN?

Currently monthly rental rates in the area are \$2.00+/- SF for an average of \$3,500/month for a 1,755 SF plus expenses.

Buy your own state of the art business condo for an estimated average monthly payment of \$2,716/month plus expenses.

Sample Financing:

- 15% down payment for an owner-occupied space
- 5.25% Interest Rate
- 20 Year amortization

Example only. Lower rates may be available through some local lenders



PHOTOS



MAP



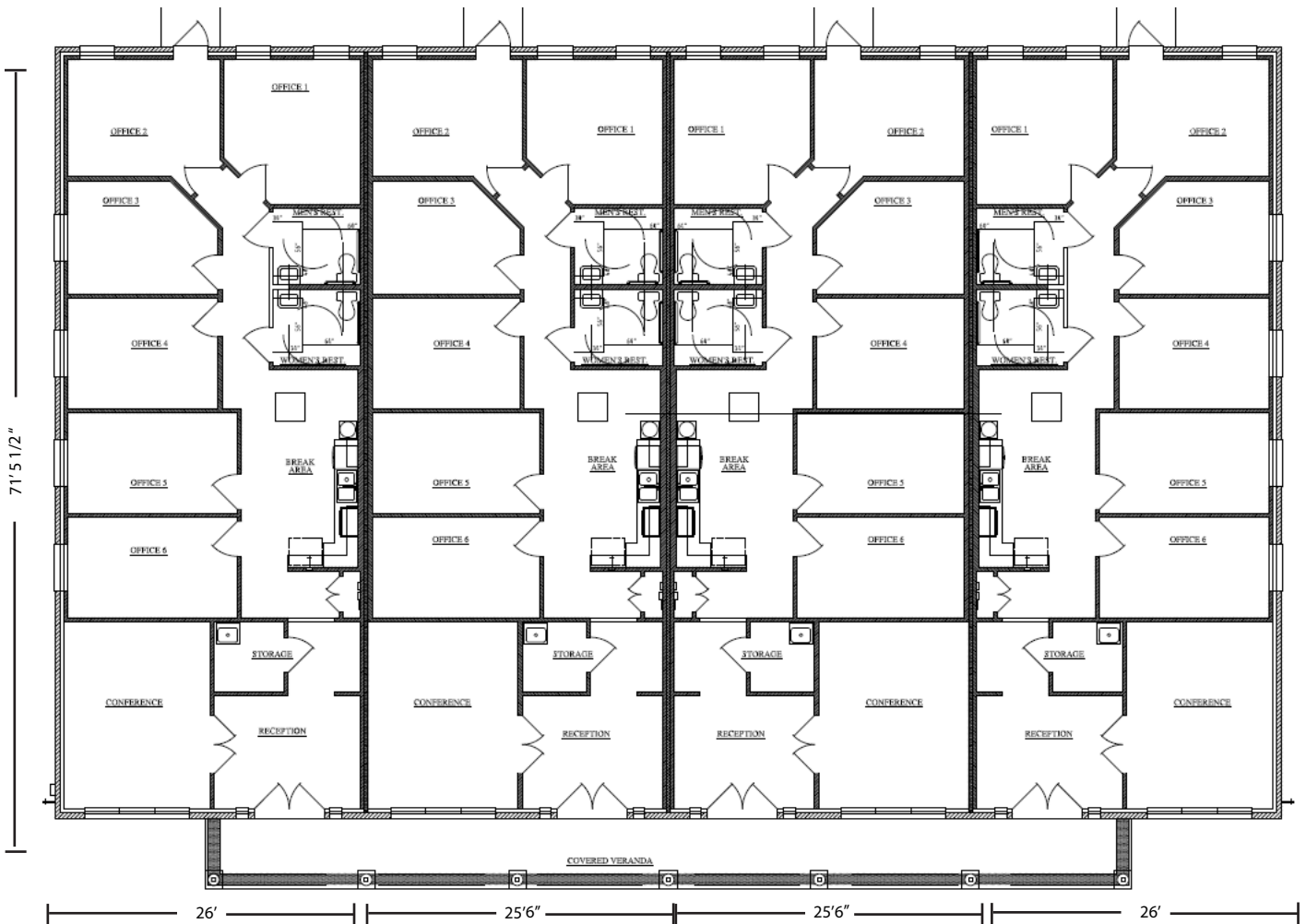
FLOORPLAN

1,755 SF

1,703 SF

1,703 SF

1,755 SF



Unit 101
\$475,000

Unit 102
\$425,000

Unit 103
\$425,000

Unit 104
\$475,000

SITE PLAN

