

*Come Home to Clear Springs*

# CLEAR SPRINGS

RANCH

Modern | Farm House Style | Townhomes



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# CLEAR SPRINGS

## RANCH

Clear Springs Ranch is a one of a kind development featuring Modern Farm House Style Townhomes in a duplex configuration. At this presale stage, Investors can select colors and bedroom configuration to accommodate their personal relationship to the market. Whether it is a 3 bedroom, 2 bath, 2 car garage or a 4 bedroom, 2 bath, 1 car garage there is a plan for you.

These well-appointed homes will feature solid counters, laminate and tile floors, special features and designs enhancement to give the Tenants or Owner an upscale feel in an open, inviting environment.

In addition to normal community features, these homes will have front yard monthly maintenance as well as restrictions to protect the Investment. Once the units are sold to Investors, there is an ability to sell the units by the door or by the building creating a very unique exit plan.



Disclaimer: All investments are made at Investors own risk. Clear Springs Development Group LLC, D. Lee Edwards Realty, Inc and it's affiliates are not responsible for any risks or loss incurred by Investor. All prices, fees, expenses, projections and valuations are subject to changes without notice and are based on market conditions as of 5/30/2017.

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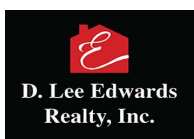
RANCH

## features

Popular  
Contemporary  
Barn House  
Styling

Prime Location:  
IH-35  
Shopping  
Entertainment  
Attractions  
TX Hill Country

Wise  
Investment for  
a Growing  
Market &  
Region



### Home Systems

- City Water & Sewer
- Electric Meters by Unit
- Pre-wired Security System
- Landscaping & Irrigation
- Back Yard Privacy Fence

### Thoughtful Design

- Plans include
- 3 Bedroom / 2.5 Bath with 4<sup>th</sup> Bed/Flex Room Option
- 4 Bedroom / 2.5 Bath
- 1 or 2 car Garage Options
- 2-story Living Rooms

### Modern Development

- Duplex Configuration
- Large Greenspace Buffer Areas
- Overflow Parking
- City Street Lighting

### Benefits of this Location

- **Medical Job Opportunities:** Resolute Health and New Braunfels Regional Rehabilitation Hospital has close to 1,100 new medical jobs on the way - all within 3 miles of the community.
- **Part of the San Antonio MSA:** San Antonio recently ranked #4 on Forbes' list of "The Next Biggest Boom Towns In The U.S.", due to its high population growth, job creation, and stable home prices.
- **Geographic Position:** Due to New Braunfels' location, halfway between Austin and San Antonio, approximately 50% of New Braunfels' 62,000+ residents commute to one of these cities daily.
- **Comal ISD:** One of New Braunfels' significant growth drivers is the relocation of San Antonio residents seeking to take advantage of the New Braunfels' School Districts.

- Front Yard Maintenance
- Professionally Engineered Foundation
- Hardie® Board Cement Siding
- 20-year Fiberglass Asphalt Roof Shingles
- Thermopane windows

- Master Up & Down Options
- Wood Floor Entry
- Tile in Wet Areas
- Stain Resistant Carpet
- Granite Countertops
- Upgraded Cabinets
- Stainless Steel Appliances

- Wide Paved Streets
- Sidewalks, Curbs & Gutters
- Professionally Landscaped Community Entrance with Lighted Monument

# CLEAR SPRINGS RANCH

## financials

### Building Description

Floor Plans | Square Footage Options

Plan A:

Option 1: 1405 Sq. Ft.

Option 2: 1584 Sq. Ft.

Master Bedroom Upstairs

Option 2 includes 4 Bedrooms

2 Car Garage

Plan B:

1514 Sq. Ft.

Master Bedroom Downstairs

4 Bedrooms

1 Car Garage

### Building Sales Price

Unit Floor Plan A1: \$198,000

Unit Floor Plan A2: \$206,500

Unit Floor Plan B: \$205,000

*\*Prices Subject to Change Without Notice. Pricing is per Unit.*

*\*A building can consist of any combination of the above floor plans.*

### Projected Rent (per building)

Projected Rent per Sq. Ft.: \$1.10 - \$1.06

Projected Rent per Unit:

Plan A1. \$1,550

Plan A2. \$1,750

Plan B. \$1,650

*\*Rent Rates May Vary with Market Conditions and Negotiations*

### Projected Expenses

Property Tax Rate: 2.231151

HOA: Tenant Responsibility

Utilities: Tenant Responsibility

Leasing Fee: 65% of Full Month's Rent

Management Fee: 7%

*\*Property Management Available Through Edwards Property Management*

### Pre-Construction Requirements

Upon execution of Contract, Buyer shall deposit a minimum of \$2,000 earnest money prior to beginning of construction. Earnest money shall be applicable to sale and shall be refundable until THIRTY (30) days prior to completion of construction. After THIRTY (30) days earnest money shall be applicable to sale and nonrefundable.

If the Buyer chooses to customize any part of building or unit, before ANY customization begins, Buyer must pay for customized materials and labor prior to the beginning of construction. Buyer paid cost of customization materials and labor shall be applicable to sale but nonrefundable. Buyer must all pay a customization fee that shall be equal to or more than the cost of customization labor. Customization fees shall be applicable to the shall be or refundable after close of sale.

# CLEAR SPRINGS RANCH

*accessibility*



## CLEAR SPRINGS RANCH

NEW BRAUNFELS TOWN CENTER AT CREEKSIDE

- PETSMART
- TARGET
- BEST BUY
- ROSS DRESS FOR LESS
- DICK'S SPORTING GOODS
- WHATABURGER
- jcpenny
- Famous Footwear
- LONGHORN STEAKHOUSE
- dressbarn
- RESTAURANT BREWHOUSE
- WILLIE'S
- HOBBY LOBBY
- TJ-MAXX
- SPECS
- Panera BREAD
- James Avery JEWELRY
- ULTA BEAUTY
- SALLY BEAUTY SUPPLY
- KAY JEWELERS
- belk MODERN, SOUTHERN STYLE

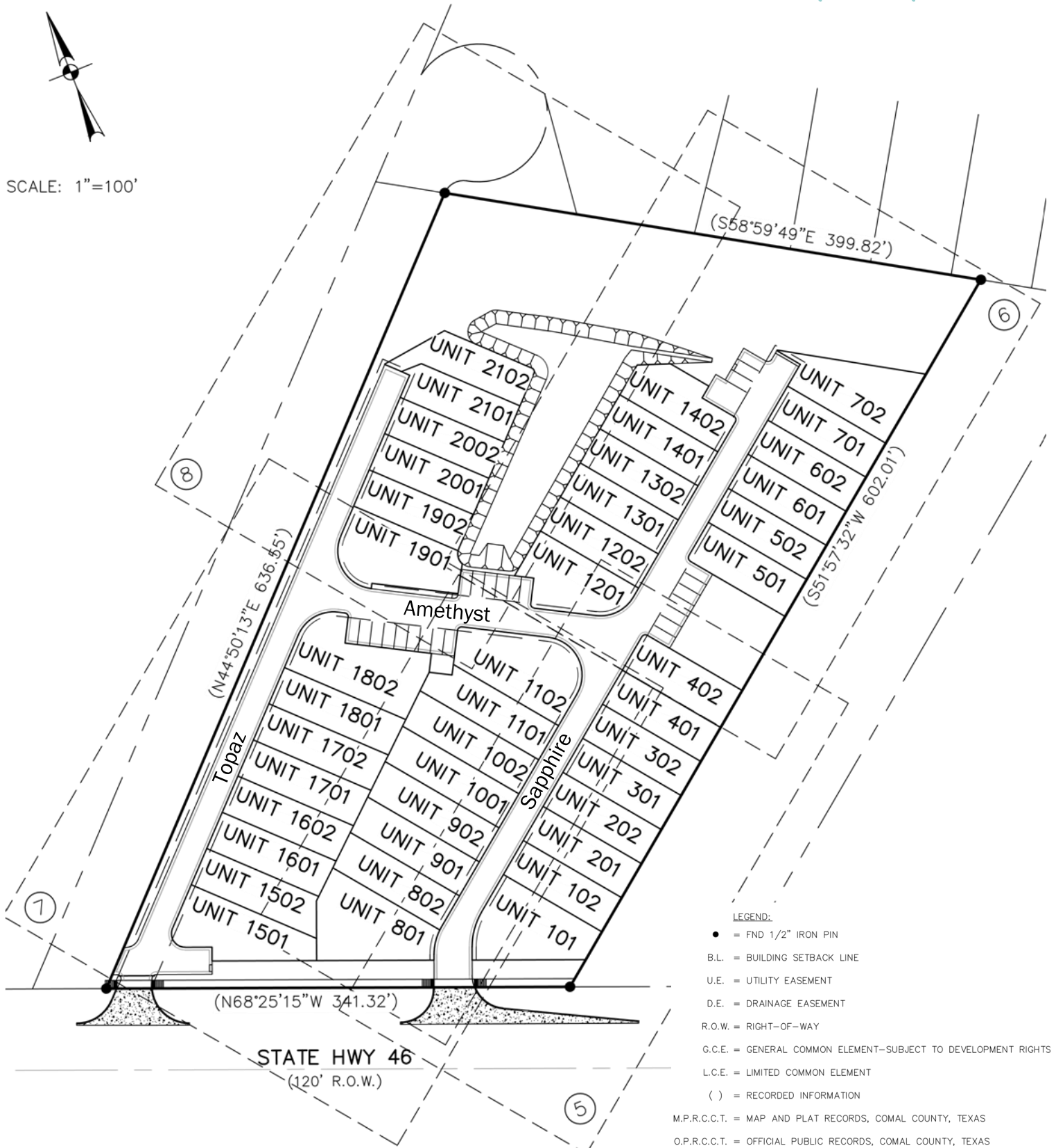
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*complex plat*



SCALE: 1"=100'



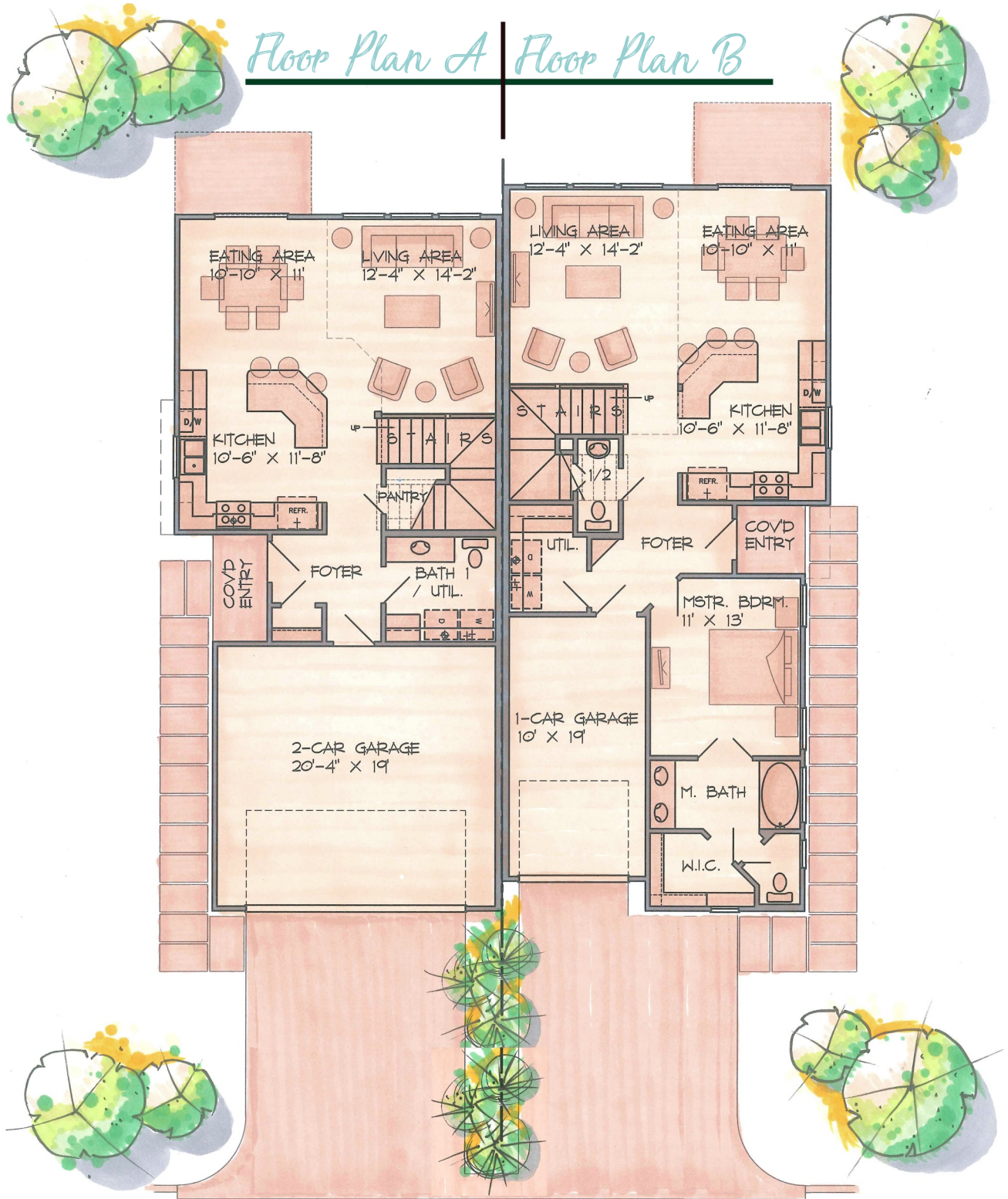
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## *exterior renderings*



Floor Plan A | Floor Plan B



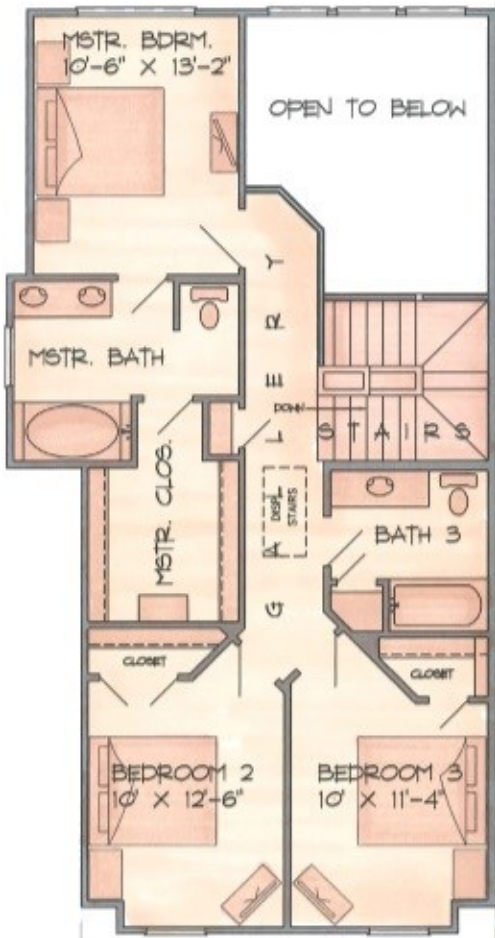


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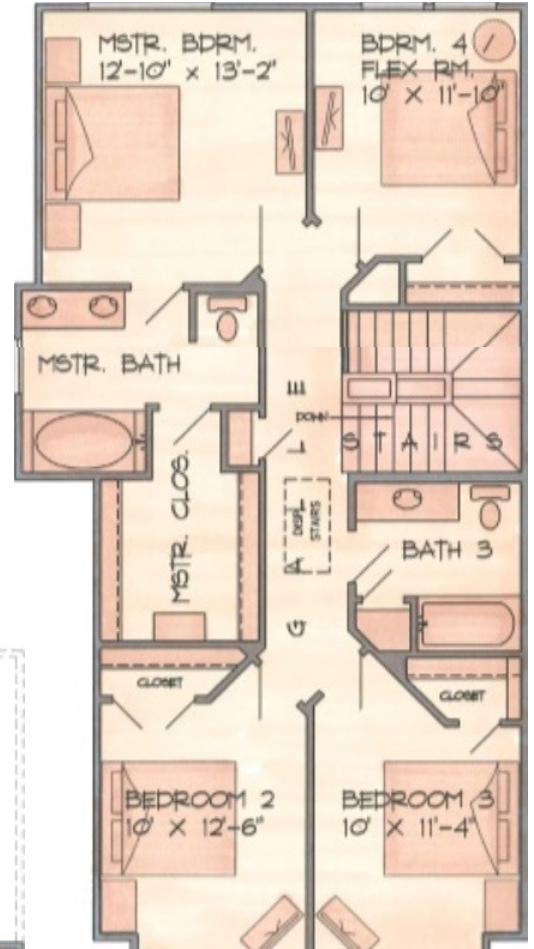
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## second story floor plans

Floor Plan A1



Floor Plan A2



Floor Plan B

