

INVESTMENT HIGHLIGHTS

SIGNIFICANT DISCOUNT TO MORTGAGE

Home Ownership Expense	
Average Home Price	\$579,510
Average Home Value Within a 3-Mile Radius (Source: ESRI)	
Average Mortgage Amount	\$463,700
Assumes 20% Down Payment	
Monthly Mortgage Payment	\$3,402
Assumes 30-year fixed rate loan at 8% interest rate	
Monthly Property Taxes	\$1,030
Average Tax Burden for a Comparable Single Family Home Near the Subject	
Monthly Insurance Payment	\$241
Assumes yearly insurance expense is 0.5% of home price	
Monthly Maintenance Expense	\$483
Assumes yearly maintenance expense is 1.0% of home price	
Total Monthly Expense (Own)	\$5,160
Average Rent at Pearl Rosemont	\$2,392
Discount to Ownerships to Comparable Product	54%



1

MONTROSE

Home Values up to \$2.0M

2

MIDTOWN

Home Values up to \$1.25M

3

RICE | MUSEUM DISTRICT

Home Values up to \$3.0M