



Annabella's Townhomes

“Imagine Getting \$84,669 In Total Profits And Equity On A New Townhome In Just 24 Months!!!”

Annabella's Townhomes

Panama City Florida



Annabella's Townhomes



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Community Information

The amenities at Annabella's Townhomes are typical of those found in better quality master-planned residential communities. All outside maintenance and landscaping is included with your home's purchase price!

- Gated Community
- 170 Units
- Clubhouse and Pool
- Underground Utilities
- Lavish Landscaping
- Decorative Street Lighting



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Unit Information

- Brand New Townhome
- Full 1 Year Builders Warranty
- 2 Bedroom 2.5 Baths – 1400 Sq. Ft.
- 3 Bedroom 2.5 Baths 1 Car Garage – 1500 Sq. Ft.
- 3 Bedroom 2.5 Baths 2 Car Garage – 1700 Sq. Ft.
- Upgraded 9 - Foot Ceilings
- Bedroom Comes With A Full Bath & Cultured Marble Vanity Tops.
- Spacious Living Areas
- Cultured Marble Countertops In The Kitchen
- All Appliances Included
- Washer & Dryer
- Tile and Carpet Throughout
- Pre-Wired For Everything!



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Pricing

- \$229,900 - 2 Bedroom 2.5 Baths – 1400 Sq. Ft.
- \$249,900 - 3 Bedroom 2.5 Baths 1 Car Garage – 1500 Sq. Ft.
- \$295,000 - 3 Bedroom 2.5 Baths 2 Car Garage – 1700 Sq. Ft.



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\$84,669

In Total Estimated Profits After Subtracting Projected Expenses...For a \$229,900 Townhome In Just 24 Months!!!

HOW???

- The Developer Will Give You Over \$31,500 In Incentives To Buy In The #1 Rated Market In The Country, Panama City, Florida!
- Total estimated two year appreciation is \$70,977.00 at 14.4% Per Year!! The projected appreciation is \$33,105.00 for the first year and \$37,872 for the second year according to (CNNMoney.com & Business 2.0) with estimations of appreciation rates averaging (14.4% per year) until the year 2011... (divide 72% by 5 years, which equals 14.4 percent appreciation per year)*.
- Estimated tax write-offs / tax credits of \$6,720.00 over two years*

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Quick Overview Of The Numbers

Purchase Price - \$229,900

- \$70,977 - In potential, estimated appreciation over 24 months
- \$31,500 - In cash back*
- \$6,720 - In potential tax write-offs / tax credits*
- \$30,000 - In potential rental income (Estimated @ \$1250/mth)
- \$139,197 - Total gross Income and equity in just 24 months

Next, Let's Add The Expenses Below:

- \$3,600 - Estimated HOA fees
- \$7,000 - Estimated Closing costs
- \$1,560 - Estimated property management
- \$12,840 - Estimated deferred interest
- \$3,240 - Estimated vacancy rate @ 5%*
- \$4,400 - Estimated property taxes
- \$21,888* - Minimum interest payments for 24 months*
- \$54,528* - Total estimated carrying costs and expenses

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Quick Overview Of The Numbers Continued

Now Let's Subtract The Estimated Expenses From The Estimated Gross Income And Equity:

\$139,197 Total estimated gross income and equity over 24 months,
Minus \$54,528 estimated expenses equals: **\$84,669**

That's The Total Estimated **Profits** After Subtracting Projected Expenses...For a \$229,900 Townhome In Just 24 Months!!!*

*All Numbers are approximate and estimates. Appreciation is not guaranteed nor is rental income. All numbers are based off the ideal situation according to the current market statistics. All Incentives must be disclosed to the lender. The SEC does not allow us to guarantee a return on investment. Always consult with your tax consultant and financial planner.

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2 Miles From The Beach!!





The golden sunshine, southern hospitality and quaint beachside charm you've always experienced in Panama City Beach is nothing new. What is new is almost everything else! A new skyline of distinctive architecture, collection of enchanting eateries, exhilarating attractions, and chic retail are arriving daily. The new Bay County International Airport, scheduled to break ground in 2007 and will be completed in 2009, opening travel channels throughout the U.S., Europe, and Asia. Thus making Panama City Beach one of the most sought after travel destinations in the world.

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Panama City Beach Attractions

Panama City Beach may be best known for the emerald green waters and sugar white sand, but there is a wealth of fun and exiting activities all around the beach! Frank Brown Park is a popular park on Panama City Beach Parkway that has the brand new Panama City Beach Aquatic Center with kids' water playground. Pier Park is an up-and-coming attraction to the beach, bringing up-scale family-oriented shopping, dining and entertainment.

St. Andrews State Recreation Area is one of the most popular outdoor recreation spots in Florida. There you can hike, camp, swim, snorkel, fish and boat. Shell Island is not to be missed. Multiple local charter companies have shuttle boats traveling there every day from Panama City Beach. You won't believe all of the dolphins! Panama City Beach also has these exciting attractions: Ripley's Believe it or Not Museum, ZooWorld, Shipwreck Island Water Park, miniature golf courses, Sea Dragon Pirate Cruise and evening concerts in Aaron Bessant Park.

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The New Rules of Real Estate

BUSINESS 2.0

Top 10 cities: Where to buy now

Business 2.0, in its November 2006 issue, ranks the country's real estate markets that are most likely to post the biggest home price gains by 2011.

- | | |
|--------------------|------------------------|
| 1. Panama City, FL | 6. San Luis Obispo, CA |
| 2. Vero Beach, FL | 7. Wilmington, NC |
| 3. Bridgeport, CT | 8. Manchester, NH |
| 4. Lakeland, FL | 9. Fort Collins, CO |
| 5. McAllen, TX | 10. Atlanta, GA |

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COURTESY: PANAMA CITY-BAY INTERNATIONAL AIRPORT

#1. Panama City, FL
Projected gain in home prices (5-year)*

72%

Projected gain in home prices (5-year)*



Median home price
2006: \$223,000
2011: \$383,000

CNNMONEY.COM – FEB '07

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Contact Us Today For More Information

Ms. Taylor Collins

Keller Williams Realty

1-510-967-6130

MsTaylorpcollins@msn.com

www.AvistaGroupWest.com

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