AFFORDABLE LUXURY • MOVE-IN READY DUPLEXES

TWO TEN COMMUNITIES

DON'T WAIT *To Choose Your Rate!*

LIMITED TIME OFFER ON ALL CURRENT INVENTORY

From Now Until September 30th, Choose Between These Options:*

- [ ] **VA LOAN:** 5.25% Rate • 0% Down
- [ ] **FHA LOAN:** 5.25% Rate • 3.5% Down
- [ ] **10/6 ARM:** 3.75% Rate • 25% Down

And You'll Recieve All These Incredible Offers:**

- [x] **$10,000** Seller's Concession
- [x] **6 MONTHS FREE** Property Management
- [x] **50% OFF the Property Management Fee per Unit**

Plus, Get 3% Buyer's Agent Commission and $5k Buyer's Agent Bonus

Contact Our Sales Agents To Get Started!

Joshua Gutierrez
(210) 505-2600
joshua@twotensa.com

Gabby Arroyo
(210) 833-9597
gabby@twotensa.com

*Interest rate through through CMG Mortgage NMLS #291490 / Reed Hazard Team.
**Must use Marshall Reddick Property Management.

TwoTenCommunities.com

VA Payment example: Rate provided 8.26.25 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a $545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 0%, for a loan amount of $545,000 you would make 360 monthly payments of $3,445. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. If you bought a $545,000 home with a 30 year loan at a fixed rate of 5.25% (5.442% Annual Percentage Rate), with a down payment of 0%, for a loan amount of $545,000 you would make 360 monthly payments of $3,010. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment.

FHA Payment example: Rate provided 8.26.25 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a $545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of $525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of $3,324. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. If you bought a $545,000 home with a 30 year loan at a fixed rate of 5.25% (5.442% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of $525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of $2,904. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment.

Rate provided 8.26.25 by Reed Hazard, CMG Mortgage 10/6 ARM. Stated rate may change or may not be available at time of rate lock. Example: Purchase Price $545,000, 25% Down Payment, $408,750 Loan Amount, 30 year term, initial interest rate 3.75% (5.273% APR) for initial 120 payments of $1,893. **Post Introductory Period Example:** Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of $319,282: 3% Margin, 4.35% SOFR (08/27/24), 7.35% variable rate, $2,200 monthly payment. At max interest rate of 9.75% payment is $2,743. Rates based on 780 FICO score.