



# BEACON VILLAS

## AT COROLLA LIGHT



**Beacon Villas at Corolla Light** is a new community of 32 luxury townhomes on the oceanside of Corolla. Each unit will be comprised of 4 BR, 4 1/2 baths, Large Gameroom, Master Suites, Screened Porch, Sun Deck, Granite Countertops, Tiled Showers, Kohler Fixtures, LVT Flooring, Wolf Cabinetry... simply too much to list here! Please call for a complete feature list.

This development is part of Corolla Light (recognized as the 2014 North Carolina Resort of the Year). Owners and guests have use of the numerous amenities including trolley service to beach and pools, indoor fitness center with clay courts and racquetball and seven indoor and outdoor swimming pools. These units are suited for second homes or investment property.

Rental income projection exceeds \$52,000 per year! This development will be extremely popular with the exploding OBX Wedding industry. Each unit will be sold FULLY FURNISHED including HOT TUB! We are offering your choice of 4 different furnishing packages that have been expertly crafted by Exotic Home. You will be able to work with a designer to customize your home.

*This is included in the purchase price!*

**[WWW.BEACONVILLASOBX.COM](http://WWW.BEACONVILLASOBX.COM)**

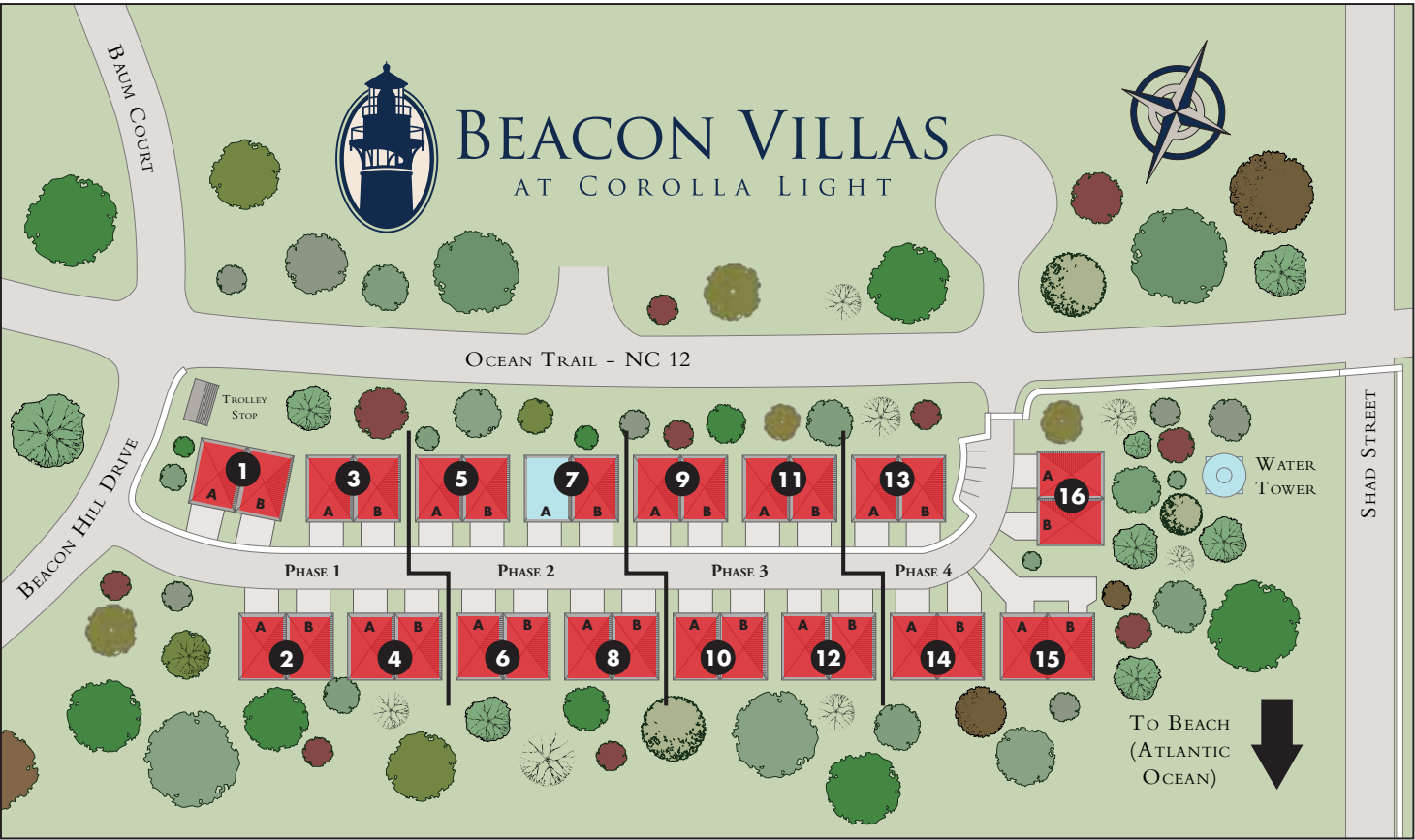


**Starting At \$470,350**

Sales By: Chandler Spawr • Coastal Property Partners  
Phone: (252) 202-9880 • Email: [OBXhomes@gmail.com](mailto:OBXhomes@gmail.com)

– CURRENT AVAILABILITY & SITE PLAN –

Beacon Villas at Corolla Light is an intimate grouping of 32 upscale townhomes located in the beautiful resort community Corolla Light.

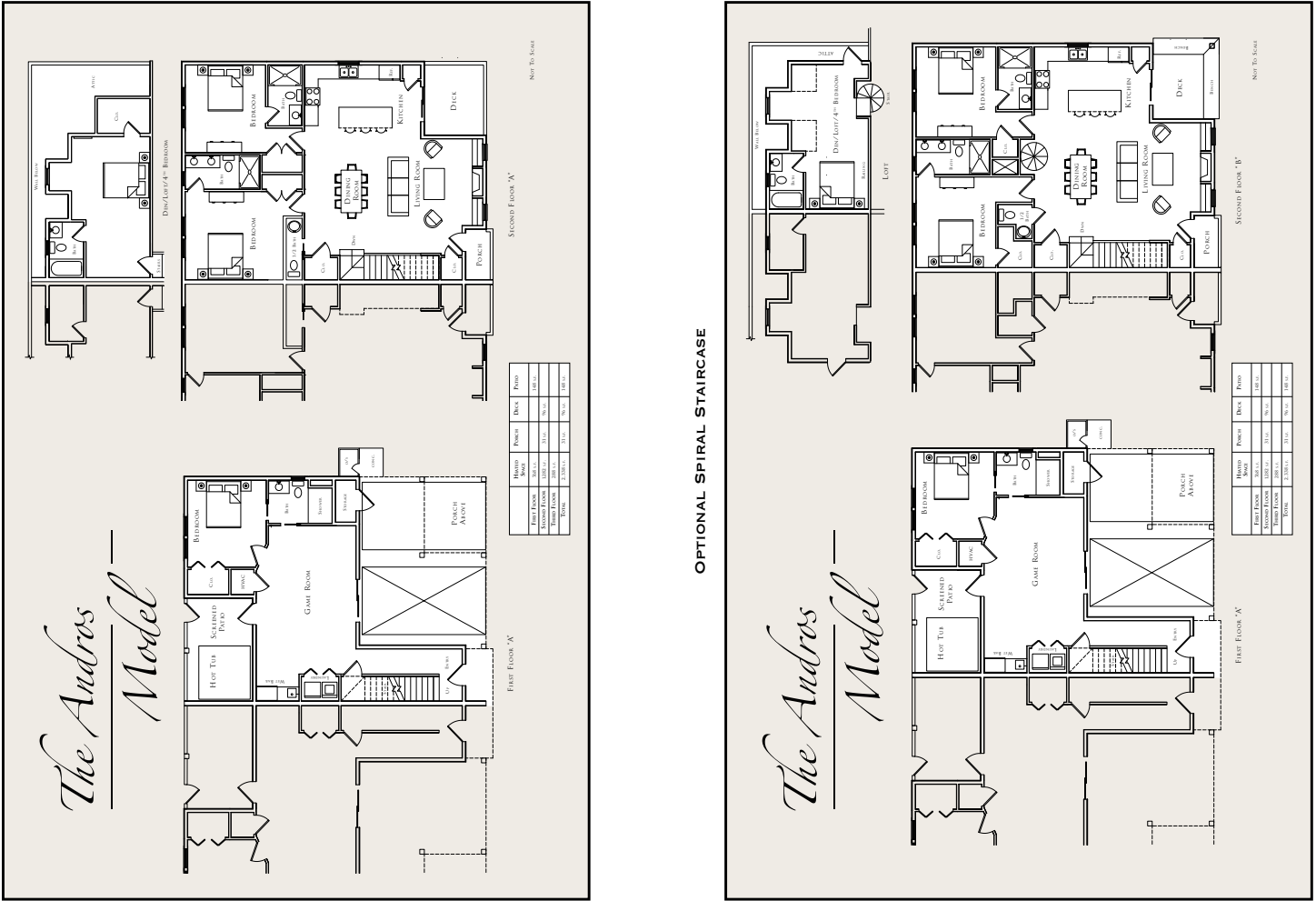


Unit 7A \$470,350 as of June 2017

– CONSTRUCTION FEATURES –

- 10 Year Bonded Builders® Warranty
- 16 Luxury Townhome Duplexes/ 32 Individual Units
- 2,338 Square Feet of Heated Living Area
- 2x 6 Exterior Walls, 2 x 4 Interior Walls
- Nine Foot Ceilings Throughout w/ 16 ft. t in Living Room
- James Hardie Color Plus Cement Fiberboard Exterior
- Karndean LVT Flooring in Common Areas
- Shaw Clear Touch Carpeting in Bedrooms
- Ceramic Tile Showers with Glass Mosaic Accents
- Kohler Plumbing Fixtures w/Mosaic Backsplash in Kitchen
- Smart Home Technology by Lutron®
- Granite Counters in Kitchen and Master Baths
- Undermount Stainless Sinks in Kitchen and Wetbar
- 200 amp Electrical Service
- Electrical Lighting Fixtures by Feiss
- Zoned York Heat Pumps with 10 Year Parts & Labor
- All Kitchen Appliances in Stainless Steel
- GE Washer and Dryer in Frost White
- 75 Gallon Hot Water Heater
- Energy Star Rated Double Hung Vinyl Windows
- Smooth Star Vinyl Exterior Doors by Therma Tru
- Solid Core Interior Doors Throughout

– THE ANDROS MODEL: FLOORPLANS & RENDERING –

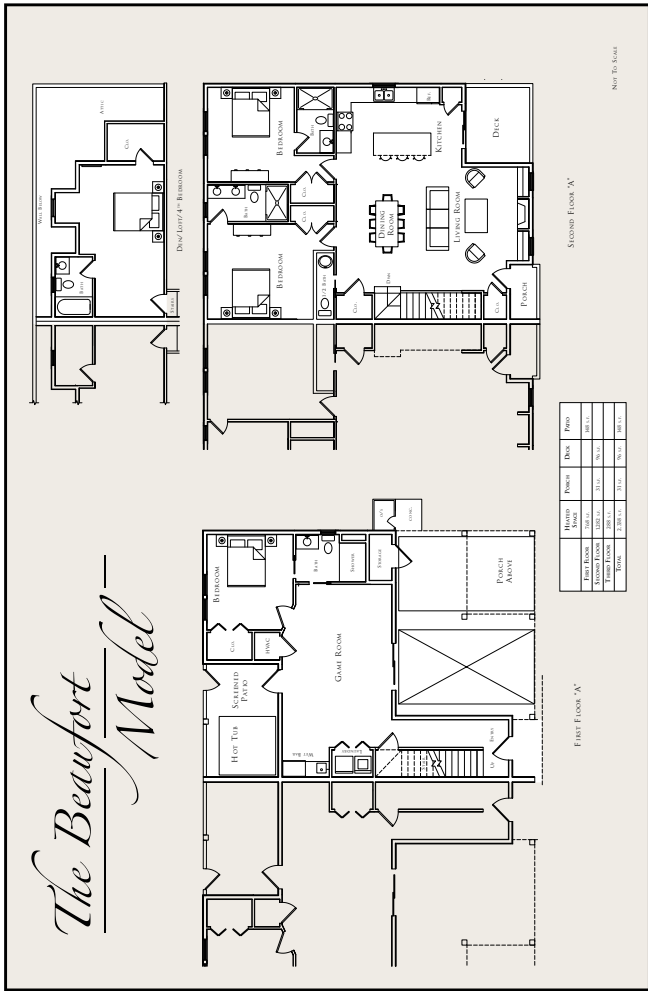


FRONT ELEVATION

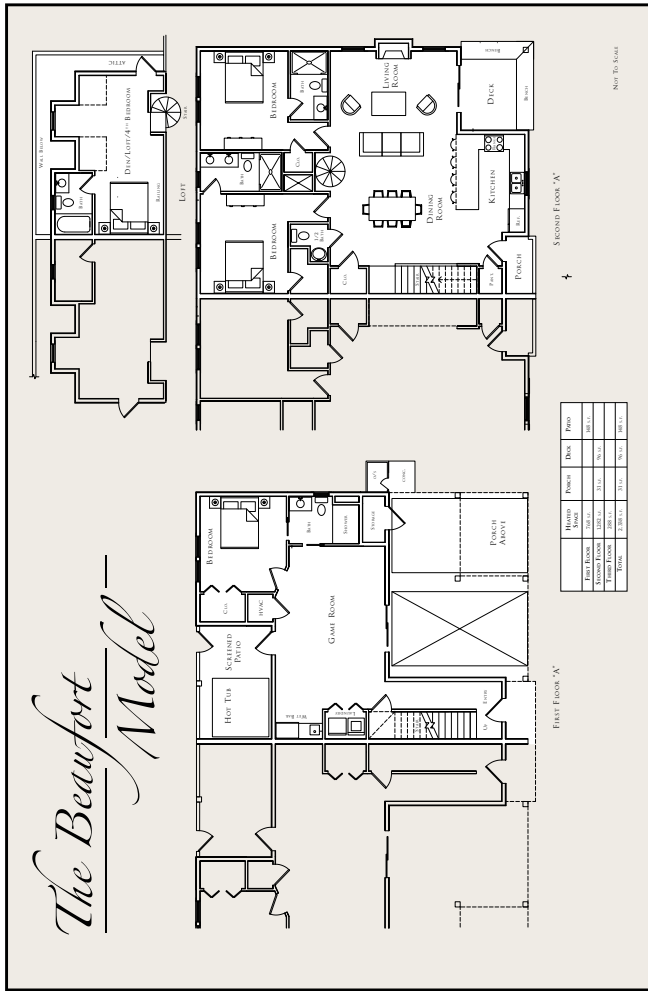


- THE BEAUFORT MODEL FLOORPLANS & RENDERING -

STRAIGHT STAIRCASE



OPTIONAL SPIRAL STAIRCASE



FRONT ELEVATION

- THE ANDROS & THE BEAUFORT MODELS COLOR PALLETES -



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Color:

PALETTE #1 MOSSY GREENS

- LAP SIDING: MOUNTAIN SAGE JH50-30
- BOARD AND BATTEN: HEATHERED MOSS JH50-20
- CEDAR SHAKE ACCENT: COBBLESTONE JH40-10
- ACCENT COLOR: BLACK
- TRIM: WHITE

Area:

	Master	Bed	Deck	Porch
First Floor	108 sq. ft.	70 sq. ft.	50 sq. ft.	100 sq. ft.
Second Floor	1,282 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
Third Floor	288 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
<b>Total</b>	<b>2,338 sq. ft.</b>	<b>30 sq. ft.</b>	<b>90 sq. ft.</b>	<b>100 sq. ft.</b>



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Color:

PALETTE #2 DUSTY BLUES

- LAP SIDING: LIGHT MIST JH70-10
- BOARD AND BATTEN: EVENING BLUE JH70-30
- CEDAR SHAKE ACCENT: COBBLESTONE JH40-10
- ACCENT COLOR: WHITE
- TRIM: WHITE

Area:

	Master	Bed	Deck	Porch
First Floor	108 sq. ft.	70 sq. ft.	50 sq. ft.	100 sq. ft.
Second Floor	1,282 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
Third Floor	288 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Color:

PALETTE #3 YELLOW AND NEUTRAL

- LAP SIDING: MONTEREY TAUPPE JH40-20
- BOARD AND BATTEN: WOODLAND CREAM JH10-30
- CEDAR SHAKE ACCENT: COBBLESTONE JH40-10
- ACCENT COLOR: COUNTRYLANE RED
- TRIM: WHITE

Area:

	Master	Bed	Deck	Porch
First Floor	108 sq. ft.	70 sq. ft.	50 sq. ft.	100 sq. ft.
Second Floor	1,282 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
Third Floor	288 sq. ft.	30 sq. ft.	90 sq. ft.	100 sq. ft.
<b>Total</b>	<b>2,338 sq. ft.</b>	<b>30 sq. ft.</b>	<b>90 sq. ft.</b>	<b>100 sq. ft.</b>



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Color:

PALETTE #4 SOFT GREEN AND NEUTRAL

- LAP SIDING: SOFT GREEN JH60-10
- BOARD AND BATTEN: TIMBER BARK JH40-30
- CEDAR SHAKE ACCENT: COBBLESTONE JH40-10
- ACCENT COLOR: WHITE
- TRIM: WHITE

Area:

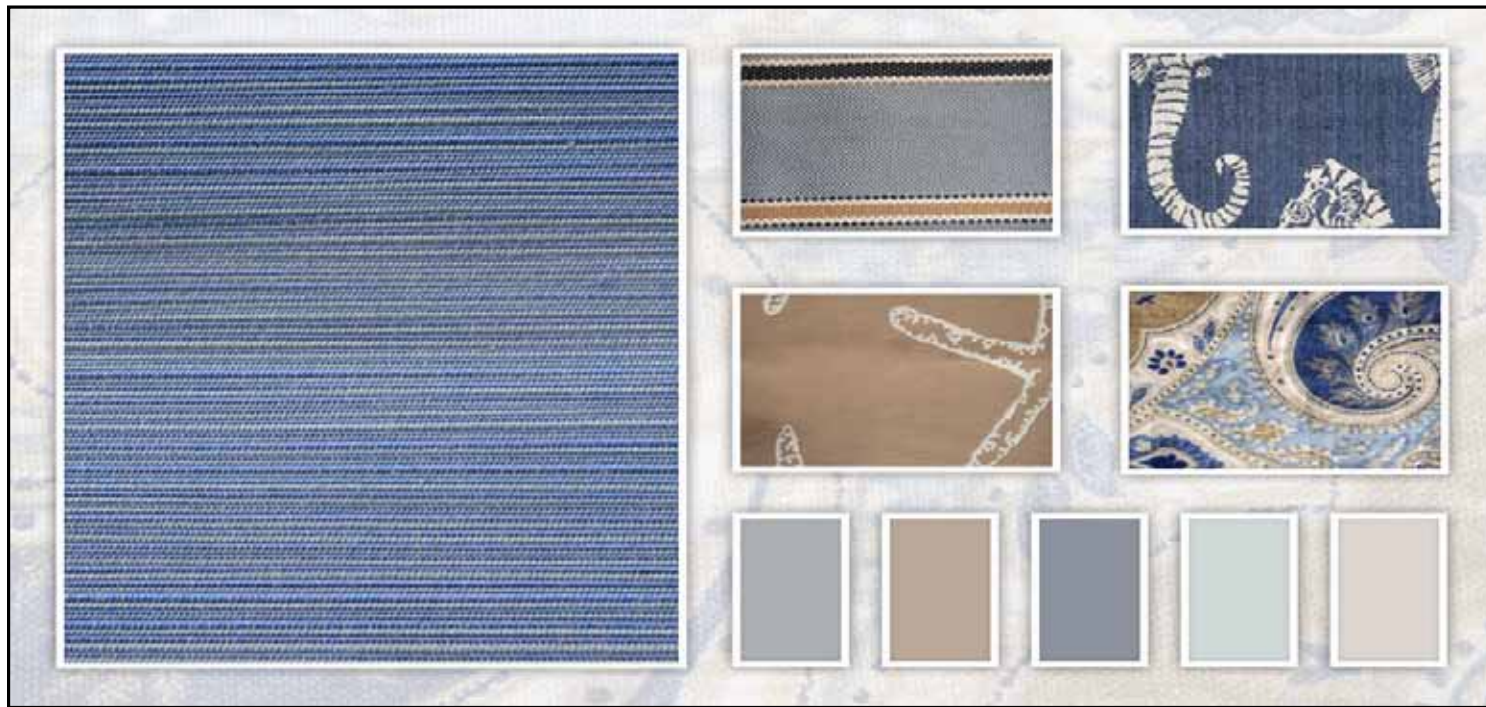
	Master	Bed	Deck	Porch
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– INTERIOR HOME PHOTO GALLERY I –



– BEACON VILLAS AT COROLLA DESIGN PACKAGES –

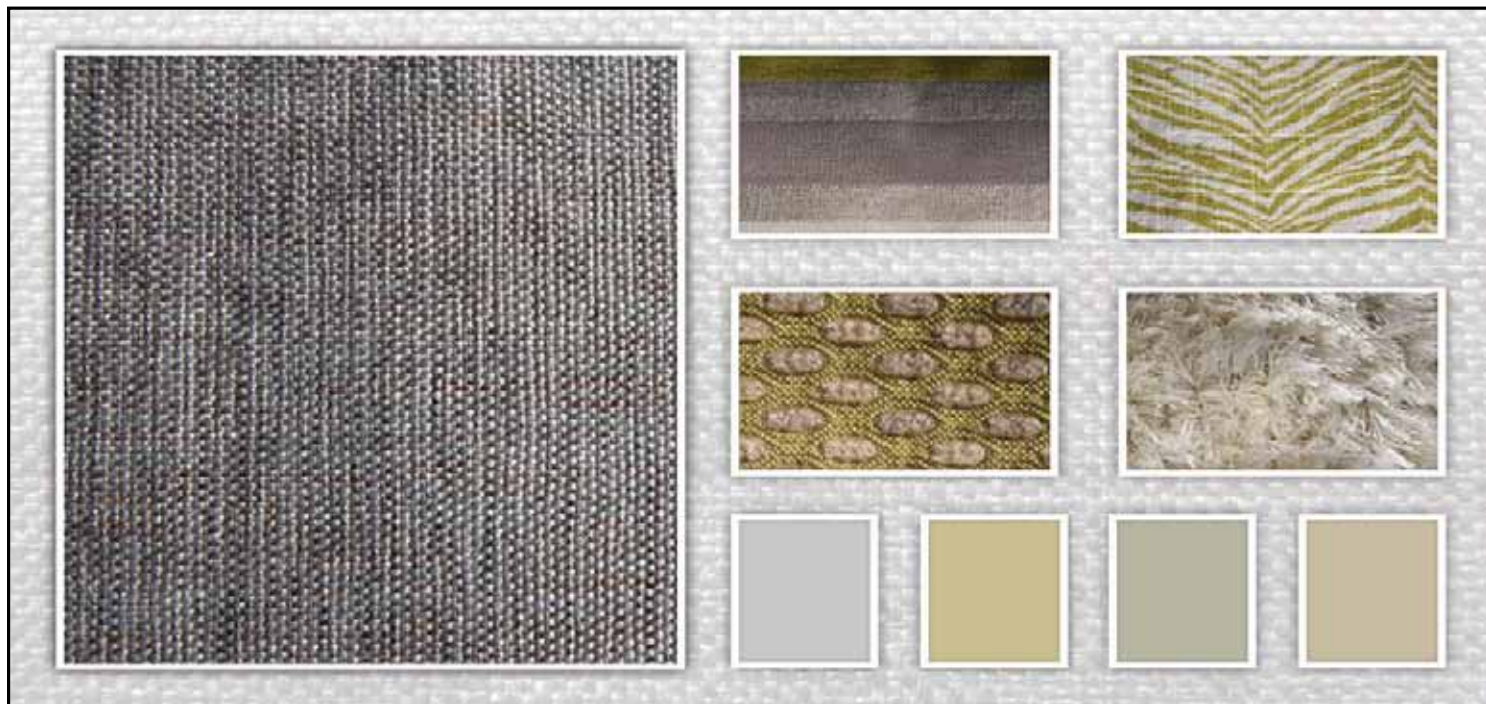


*The Albemarle* Timeless and classic, like your favorite linen trousers. The look is sophisticated and uncomplicated; crisp upholstery, weathered furnishings, and bold stripes mixed in a distinct palette of whites, neutrals, and blues. This coastal style accessorizes with collectible shells, maritime instruments, nautical antiques, and seafaring art.

– BEACON VILLAS AT COROLLA DESIGN PACKAGES –



*The Ocracoke* Fresh and playful, mixing old and new, color and pattern are no strangers here. The look is laid back and eclectic with a penchant for the bohemian. Natural fibers mingle with playful prints, daiquiri and citrus hues, the ultimate always-on-vacation vibe.



*The Coquina* Sleek and sexy, the look is all about clean lines without excess detailing. Layers of organic texture, geometric patterns, and carefully placed accessories give off a fresh aesthetic. Polished and poised, this home carefully showcases each item in a well thought out, balanced design.



*The Whalehead* Refined and elegant, like a string of pearls, traditional design never goes out of style. The look takes its inspiration from the past, and is all about class and comfort. Tasteful furnishings in rich wood tones, dignified colors, and an orderly appearance make this coastal style super easy to live with.

– BEACON VILLAS AT COROLLA: INVESTMENT ANALYSIS –

Mortgage

Amount	\$345,000	
Type (LTV)	75%	
Rate	4.200%	
Term (Years)	30	
Monthly Payment	(\$1,687)	

Cash Out

	Annual	Monthly
Principal & Interest	\$20,245	\$1,687
Property Taxes	\$1,800	\$150
Hazard Insurance	\$2,800	\$233
Flood Insurance	\$0	\$0
Association Dues	\$5,058	\$422
User Fees	\$1,100	\$92
Utilities (Electric)	\$1,800	\$150
Utilities (cable, phone)	\$900	\$75
Sewer	\$1,200	\$100
Pool/Spa Service	\$850	\$71
PMI	\$0	\$0
Mgmt. Fee 15.00%	\$7,830	\$653
<b>Total</b>	<b>(\$43,584)</b>	<b>(\$3,632)</b>

Potential Equity

APPRECIATION (equity gains)

RATE	GAIN
10%	then \$ 46,000.00
15%	\$ 69,000.00
20%	\$ 92,000.00
25%	\$ 115,000.00
30%	\$ 138,000.00
35%	\$ 161,000.00

Starting at \$464,000

Sales By: Chandler Spawr  
 Coastal Property Partners

275 Hillcrest Drive  
 Southern Shores, NC 27949

Phone: (252) 202-9880

Email: OBXhomes@gmail.com

Estimated Value

Land Value	\$150,000
House Value	\$275,000
Furnishings Value	\$35,000
<b>Total</b>	<b>\$460,000</b>

Income (Cash In)

	Nights	Rate	Total
January	0	\$191	\$0
February	0	\$197	\$0
March	6	\$192	\$1,152
April	12	\$256	\$3,072
May	16	\$382	\$6,112
June	24	\$413	\$9,912
July	26	\$481	\$12,506
August	26	\$395	\$10,270
September	19	\$248	\$4,712
October	16	\$183	\$2,928
November	6	\$170	\$1,020
December	3	\$173	\$519
<b>TOTAL</b>	<b>154</b>		<b>\$52,203</b>

Net Cash Flow Before Taxes

<b>Annual Gain/(Loss)</b>	<b>\$8,619</b>
<b>Monthly Gain/(Loss)</b>	<b>\$718</b>

Possible Tax Advantages

Depreciation (House 27.5 Years)	\$10,000
Depreciation (Furnishings 7 Years)	\$5,000
<b>Total</b>	<b>(\$15,000)</b>
Annual Cash Flow Before Taxes	\$8,619
Mortgage Principal First Year	\$5,867
Cash Flow and Mortgage Principal	<b>\$14,487</b>
Total Depreciation	<b>(\$15,000)</b>
Depreciation & Expenses (First Year)	<b>(\$513)</b>
Federal Tax Write Off First Year @ 33	\$169
State Tax Write Off First Year @ 8%	\$41
<b>Total Tax Write off First Year</b>	<b>\$210</b>
Cash Flow and Mortgage Principal	\$14,487
<b>Annual Gain/(Loss)</b>	<b>\$14,697</b>
<b>Monthly Gain/(Loss)</b>	<b>\$1,225</b>

This Cash Flow Analysis is a projection only. Consult your financial advisor to determine tax consequences of rental property ownership.

– BEACON VILLAS MULTI-NIGHT RENTAL OPTIONS –



Annual Rental Projection

4 Bedroom Vacation Home  
 Beacon Villas at Corolla Light | Corolla

RENTAL INCOME

	Year 1	Year 2	Year 3
Gross Average Daily Rental Rate	\$ 340.72	\$ 349.24	\$ 357.97
Night Occupied	154	156	160
<b>Gross Rental Income (GRI)</b>	<b>\$ 52,440</b>	<b>\$ 54,481</b>	<b>\$ 57,275</b>
Net Rental Income	\$ 46,202	\$ 47,943	\$ 50,402

EXPENSES

15% Rental Commission	\$ 6,930	\$ 7,191	\$ 7,560
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<b>GROSS OPERATING INCOME</b>	<b>\$ 39,271</b>	<b>\$ 40,752</b>	<b>\$ 42,842</b>
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\*Net Rental Income equals Gross Rental Income minus Cleaning Fees. Cleaning Fees are based on \$195 fee per arrival clean. Cleaning fee includes cleaning of unit, linens/towels (owned & supplied by KEES, and guest supplies (paper products, shampoos, soaps, coffees, laundry & dish cleaning supplies).

Data listed above is based on historical performance and/or market analysis with comparable inventory in the KEES program. KEES cannot guarantee occupancy, rental rates, or net income potential shown above. This projection is not to be used for lending purposes. This projection assumes full year availability.

For information about joining the KEES Program, please contact:  
 David Weybright, 252-305-2400 or david.veybright@keesvacations.com

Kees Vacations Outer Banks  
 www.keesouterbanks.com  
 7740 South Virginia Dare Trail - Nags Head, NC 27959

– BEACON VILLAS OPTIONS & UPGRADES (PER UNIT) –

✦ Television Package (includes 6 flat screen TV's)	\$3,500.00
✦ Small appliance package (for 12) included with standard appliances	
– (Coffee maker, toaster, blender/food processor, housewares, etc.)	\$2,300.00
✦ Built in shower niche (per bath)	\$350.00
Ceramic tile upgrades in showers:	
– Mosaic tiles in shower niche	\$150 per shower
– Mosaic Tile on shower seat	\$250 per shower
– Mosaic Accent stripe only	\$350 per shower
– All of the above	\$750 per shower
✦ Crown molding in two mid level master suites (per bedroom)	\$600.00
✦ Cabinets and granite countertop in living room	\$1,500.00
✦ Lower level ceramic tile bath walls (Kohler tubs)	\$1,500.00
✦ Bead Board wooden ceiling in living area ( painted or stained)	\$2,500.00
✦ Built in shower seat (per bath)	\$500.00
✦ Under counter lighting in kitchen	\$1,000.00
✦ Electric fire place in living room	\$3,000.00
✦ Interior LVT stair treads	\$3,000.00
✦ Risers to match stained treads	\$800.00

– COROLLA LIGHT RESORT AMENITIES –



UPGRADE SELECTIONS ARE TO BE MADE AT THE TIME OF CONTRACT | ANY SUBSEQUENT REQUESTS AND/OR DEVIATIONS MAY INCUR A CHANGE ORDER FEE



SALES BY COASTAL PROPERTY PARTNERS, CHANDLER SPAWR (252) 202-9880 · WWW.BEACONVILLASOBX.COM



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## – BEACON VILLAS AT COROLLA LIGHT HOA FEES –

### BEACON VILLAS MAINTENANCE FEES *(per unit owner monthly)*

ITEM	TOTAL FEE	ANNUAL PER UNIT	MONTHLY PER UNIT
Corolla Light Master Fee	\$103,424.00	\$3,232.00	\$269.33
Landscape Maintenance	\$5,000.00	\$156.25	\$13.02
Water Bill	\$11,872.00	\$371.00	\$30.92
Electric (common areas)	\$600.00	\$18.75	\$1.56
Directors and General Liability	\$3,000.00	\$93.75	\$7.81
Annual Building Maintenance	\$10,000.00	\$312.50	\$26.04
HOA Audits and Fees	\$1,000.00	\$31.25	\$2.60
Management Fee	\$1,221.17	\$38.16	\$3.18
			<b>TOTAL \$354.47</b>

### HOA RESERVES

ITEM	TOTAL COST	ANNUAL PER UNIT	MONTHLY PER UNIT
Roof (30 year replacement)	\$160,000.00	\$166.67	\$13.89
Exterior Painting (10 year)	\$80,000.00	\$250.00	\$20.83
Siding (20 year replacement)	\$160,000.00	\$166.67	\$13.89
Paving (10 year resurfacing)	\$15,000.00	\$46.88	\$3.91
Decks (10 year)	\$16,000.00	\$50.00	\$4.17
Windows and Doors (20 year)	\$80,000.00	\$125.00	\$10.42
			<b>TOTAL RESERVES \$67.10</b>

### TOTAL MONTHLY FEE AND RESERVES PER UNIT

MONTHLY	ANNUAL
\$421.57	\$5,058.88

