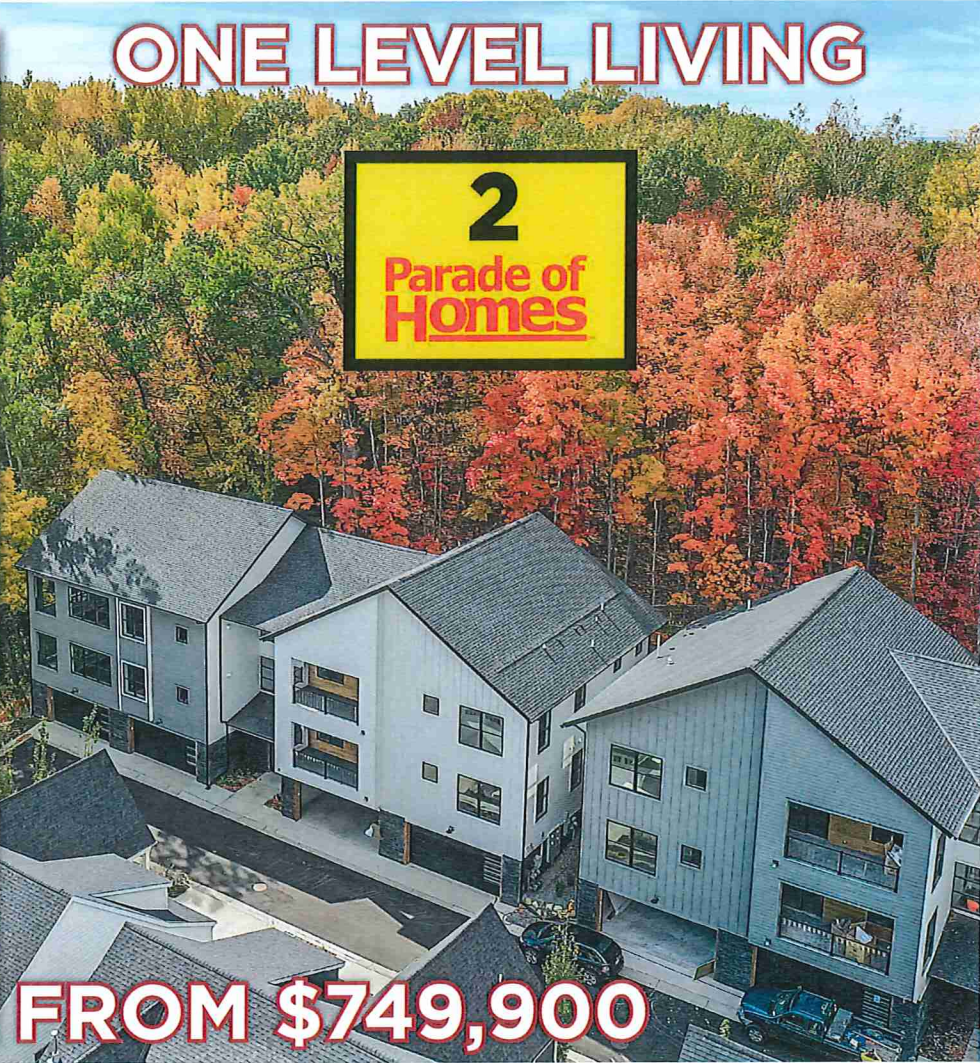


ONE LEVEL LIVING

2
**Parade of
Homes**



FROM \$749,900

ABOUT OAK CōV VILLAS

Spectacular new Minnetonka Condo/Townhome Hybrid! A private 2 car garage and no common walls separates this well-designed condo style from others. A semi-private elevator serves just four units. No long hallways, 10' ceilings, and a generous sized flex room for storage, exercise, woodworking, etc. Walkable to Lone Lake Park, restaurants and shops.

Model Hours: Thursday-Sunday
Noon-6pm through October 1st

Financing: 2-1 Interest Rate Buydown
Example @ 7% Interest Rate:
Year 1 Year 2 Year 3
5% 6% 7%
OR 2% Cash Discount



Represented By:

David Carlson
612.275.8255
david@gatehousepropertiesltd.com

GATEHOUSE
PROPERTIES LTD

Scan
OR Click
oakcov.com
for Model Tour

Price List

<u>Building #</u>	<u>Address</u>	<u>Unit</u>	<u>Plan #</u>	<u>SqFt</u>	<u>Level</u>	<u>Price</u>
1	5754 Shady Oak Rd Southerly Building	1	1	2,461	U	\$ 899,900
		2	1	2,293	M	\$ 869,900
		3	3	2,317	M	\$ 769,900
		4	2	2,523	U	\$ 789,900
2	5742 Shady Oak Rd Middle Building	5	Sold			
		6	3	2,317	M	\$ 749,900
		7	3	2,317	M	\$ 749,900
		8	2	2,485	U	\$ 769,900
3	5734 Shady Oak Rd Northerly Building Model	9	Sold			
		10	3	2,317	M	\$ 769,900 (ADA)
		11	1	2,293	M	\$ 869,900
		12	1	2,461	U	\$ 899,900

HOA Fees \$ 887 (\$309 is for replacement reserve fund)

Pays for: Professional management, Insurance on the Building, Waste removal, Water/Sewer, Irrigation Water, Lawn Care, Snow removal, Common area utilities, Elevator maintenance and Exterior maintenance

Seller will pay for a 2-1 Interest Rate Buy Down on a Loan up to 80% of the Sale Price with Preferred Lender

OR

2% Cash Discount

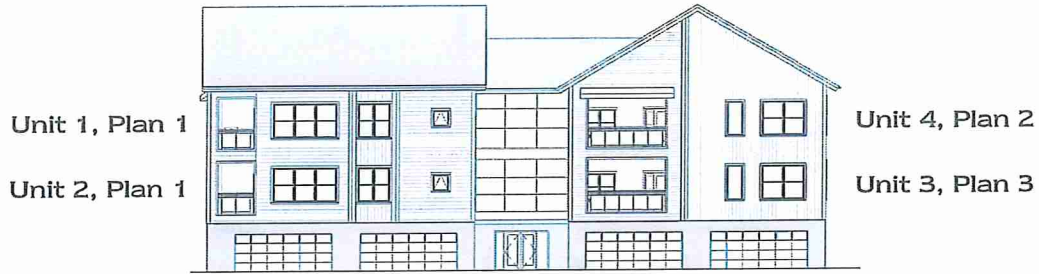
Subject to change without notice

David Carlson 612-275-8255

David@GatehousePropertiesLtd.com

9/8/2023

OAK CōV UNITS



5754 Shady Oak Rd (South Building)



5742 Shady Oak Rd (Middle Building)



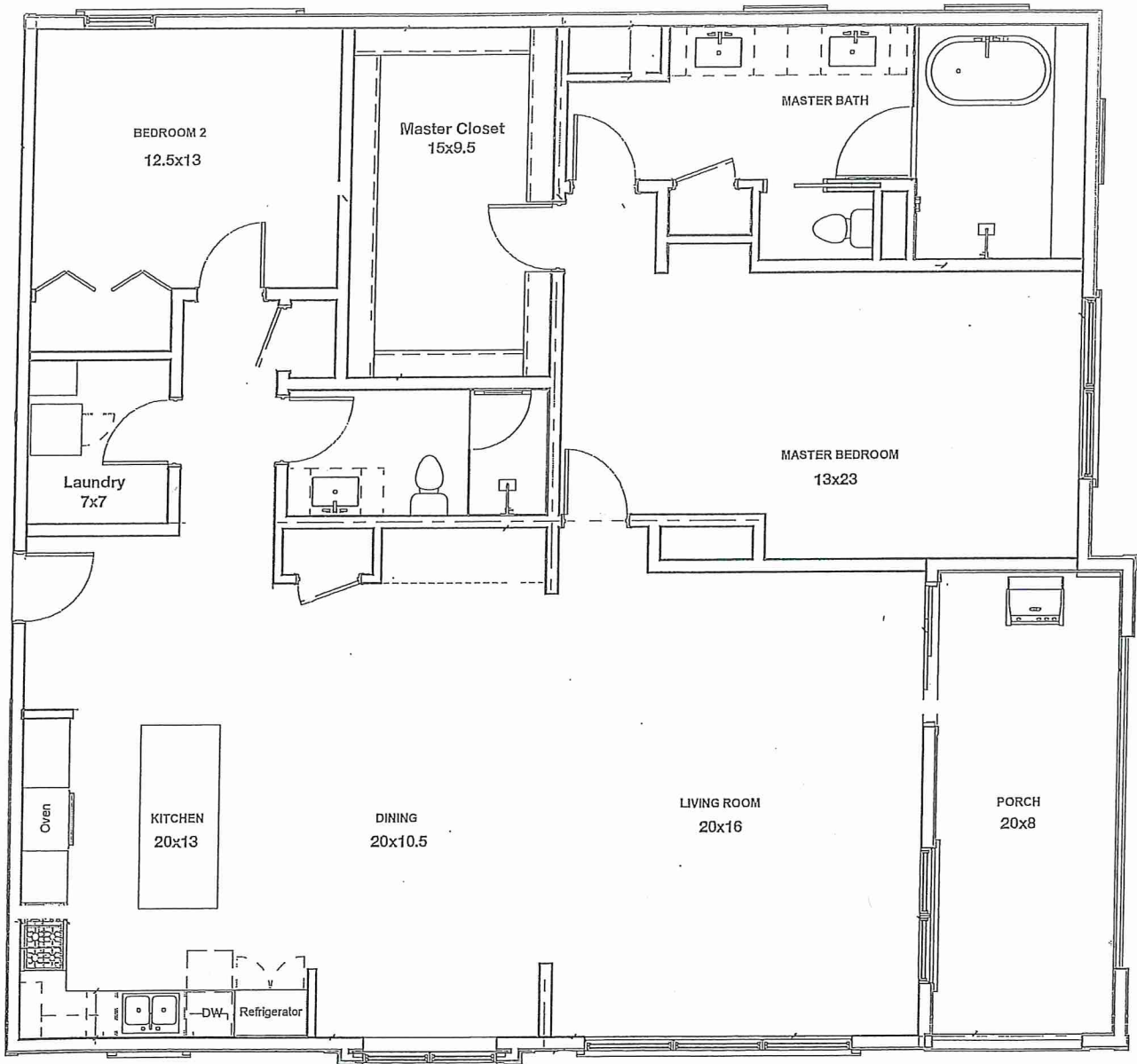
5734 Shady Oak Rd (North Building)

Parade
Model



THE VILLAS AT
OAK CoV

PLAN 1

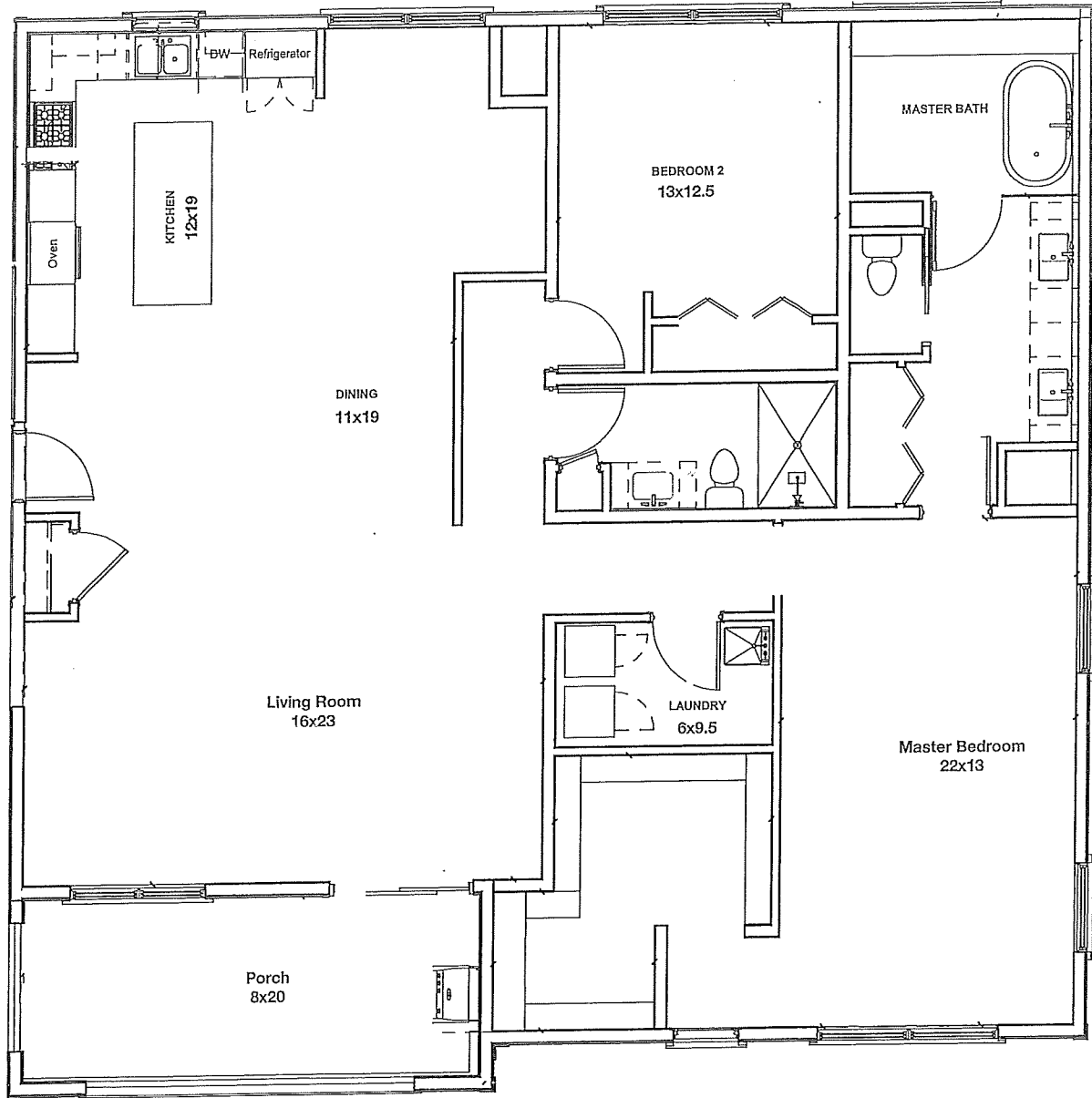


DIMENSIONS ARE APPROXIMATE



THE VILLAS AT
OAK CoV

PLAN 2

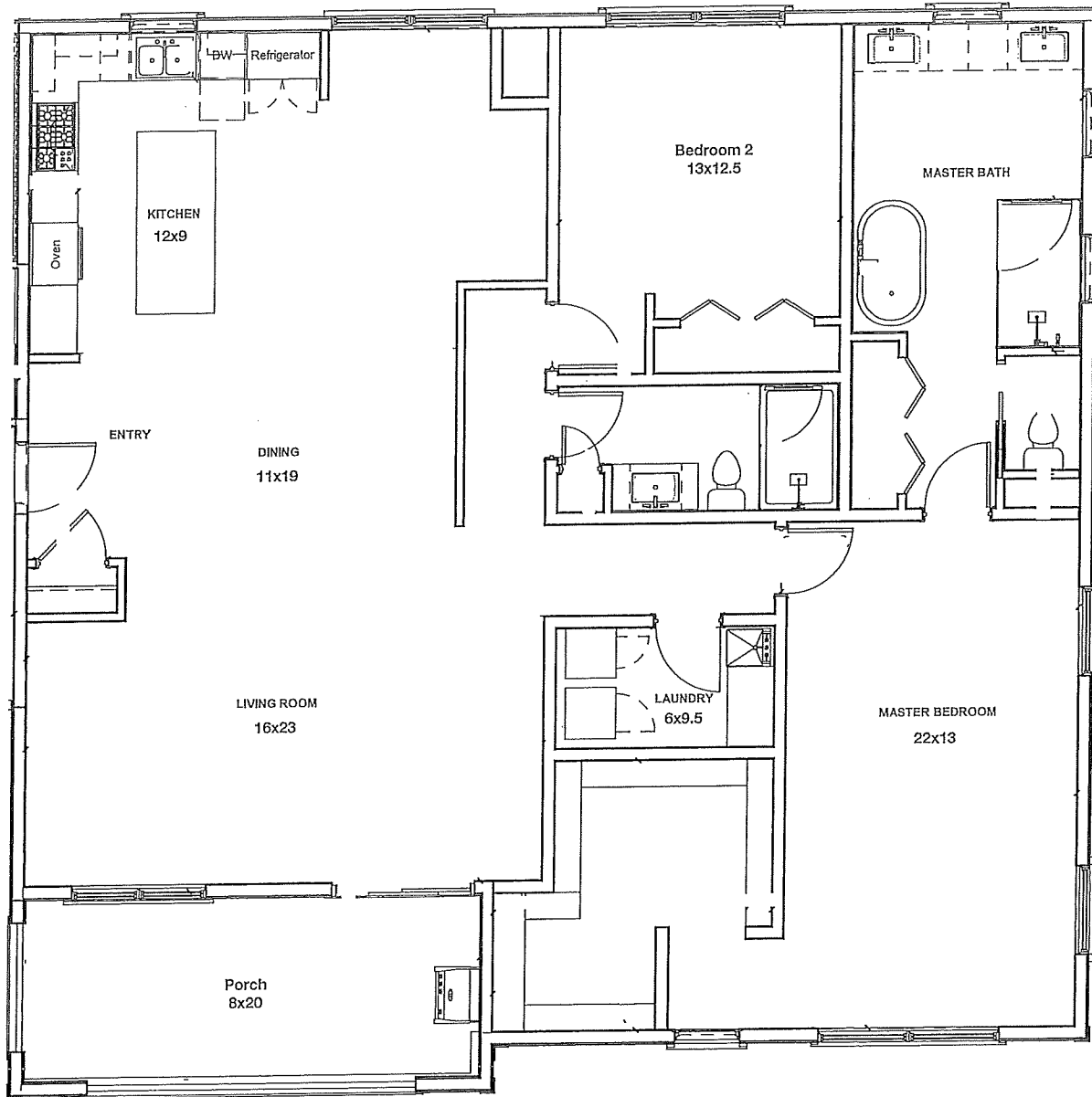


DIMENSIONS ARE APPROXIMATE

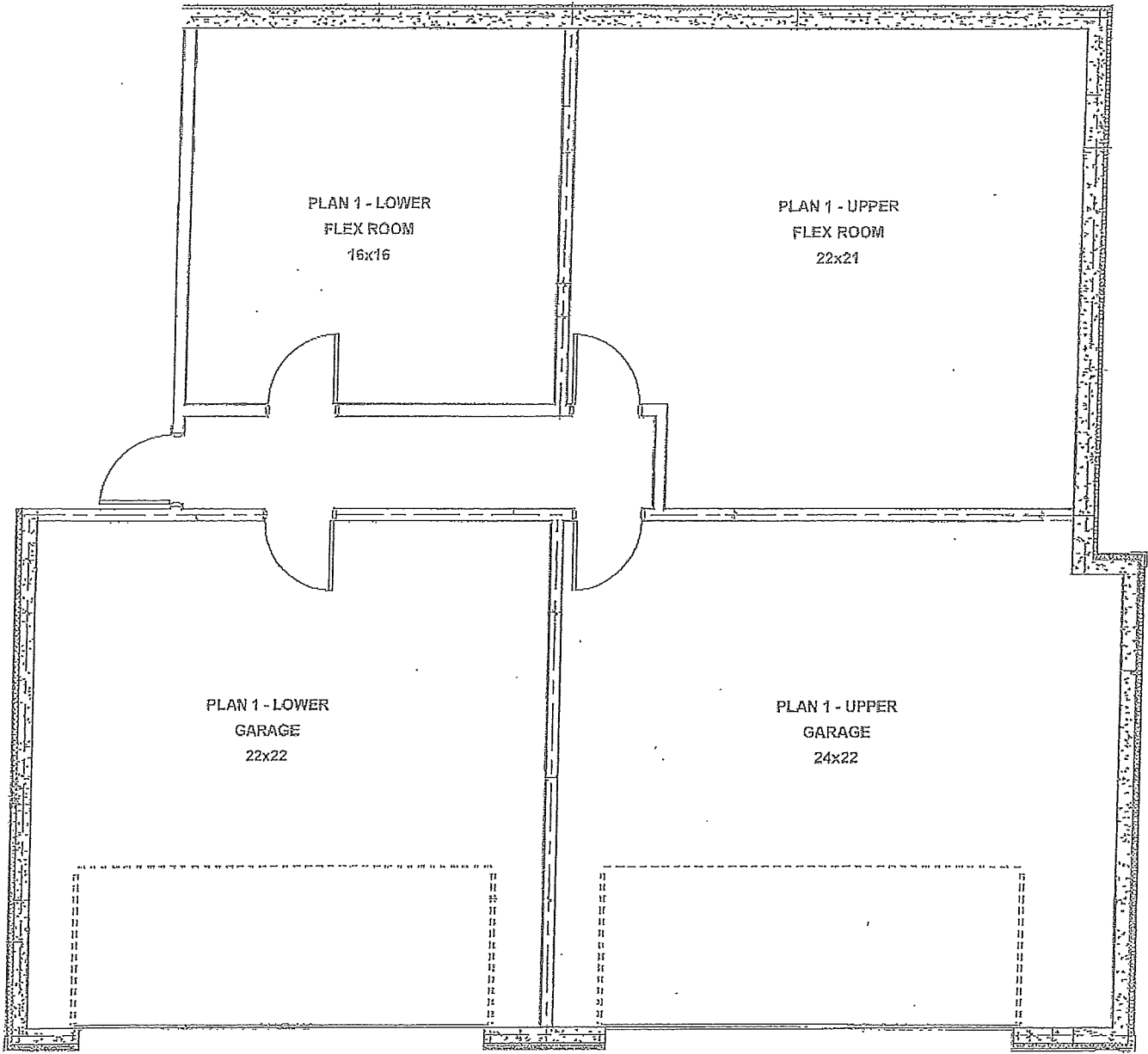


THE VILLAS AT
OAK CoV

PLAN 3



DIMENSIONS ARE APPROXIMATE



DIMENSIONS ARE APPROXIMATE

OAK CoV VILLAS

Monthly Payment Example*

Subject to change with out notice

Sale Price	\$ 749,900			
Down Payment	\$ 149,980			20% Plus Closing costs
Mortgage	\$ 599,920			
Interest Rate		7.00%	Beginning 3rd year	
		5.00%	6.00%	7.00%
		1st Year	2nd Year	3rd Year
P&I	\$ 3,221	\$ 3,597	\$ 3,991	
HOA Fees	\$ 887	\$ 887	\$ 887	
Est RE Taxes (partial 2023)	\$ 228	\$ 937	\$ 937	
Total Monthly Payment	\$ 4,335	\$ 5,421	\$ 5,816	
Tax Deductable Items:				
Est Interest	\$ 2,500	\$ 3,000	\$ 3,500	
Est RE Taxes	\$ 228	\$ 887	\$ 887	
Total Est. Tax Deductions	\$ 2,728	\$ 3,887	\$ 4,387	
Est Marginal Tax Bracket (combined MN and Federal)		37%	37%	37%
Income Tax Savings	\$ 1,009	\$ 1,438	\$ 1,623	
After Tax Cost	\$ 3,326	\$ 3,983	\$ 4,193	

*For Example Purpose only....see your accountant for your individual projection