



Northpointe
Reserve



INVESTOR OPPORTUNITY!

Take Advantage of BBB Bonus Depreciation

Homesite 11

~~\$459,900~~

~~\$504,250~~

10 Year I/O

Purchase Price	\$459,900
Down Payment	\$114,975
Montly Payment*	\$1832
Annual Debt Service	\$21,989
**Year 1 Depreciation Potential	\$105,359

**For illustrative purposes only. Consult with a tax professional. Not a commitment to lend

APPLY WITH ERIC

916-662-2745

Eric@cc-mtg.com

NMLS ID: 2575298

Kelly Vedder- Community Sales Manager

916-464-9030 | Northpointe@taghomes.com | CA DRE: 00962417



*Available for select single family detached inventory homes at select communities (see sales professional for details). All applications are subject to credit approval and agency maximum seller contributions. Not all applicants will qualify. Financing offered by Cornerstone Funding: 02236382 / NMLS: 2575298. The above information is based on a Conventional Investor Loan 10 year I/O 30 year fixed rate with a 25% down payment, a loan amount of \$344,925 minimum credit score of 740, a 3-year pre-payment penalty and an Interest Rate of 6.375%. APR: 6.856%. Total payment, including PITI and HOA estimated at \$2,805 Year 1. Total payment thereafter is estimated at \$3,344. This is not an offer for extension of credit nor a commitment to lend. This offer cannot be combined with any other promotional offers. Images are for representation only and do not reflect homes currently available for sale. Not all features depicted are available for inclusion in all new home builds. Some incentives could affect the loan amount.

9/4/25