

Del Paseo Townhomes—a journey into luxurious comfort and sophisticated living. Enjoy the privacy of individual home ownership, surrounded by landscaped grounds, shaded patios, a swimming pool and recreation areas.

Only minutes from downtown Dallas or D/FW Airport, Del Paseo is the perfect location for those ready to enjoy the pleasures of home ownership without its responsibilities.

Each of the four designs offers three bedrooms, two-and-a-half baths, two-car garage with automatic door opener, covered balconies and serenely secluded patio.

Del Paseo — a journey home.

MacArthur at Lane Street

Del Paseo
TOWNHOMES



Design A	\$52,950.00
Design A with fireplace	53,950.00
Design B	52,950.00
Design C	55,950.00
Design D with fireplace	56,750.00

Prices subject to change without notice.

February 16, 1978

PROPOSED ANNUAL OPERATING BUDGET

INCOME

At \$88 per month for each townhome

\$63,000

OPERATING EXPENSES

Management and Administration

On-site manager or professional management company; annual audit; legal expense; office supplies and resident mailings

9,000

Payroll

Year-round landscape and common area maintenance service by on-site personnel

17,000

Maintenance and repairs

Exterior buildings, swimming pool and other common areas

6,000

Supplies

Chlorine for swimming pool; miscellaneous supplies

2,000

Utilities

Estimated consumption of water for each townhome (at bulk consumer rate) and common area irrigation; estimated electricity and gas for common area

12,000

Sanitation service

Trash pickup three times weekly at individual townhome garage

3,000

Insurance

"All Risk" including fire, extended coverage, vandalism, malicious mischief and collapse. Home owner's interest in the association will be protected by liability insurance in the amount of \$1,000,000. Each home owner should carry personal liability and personal effects insurance.

10,000

Reserves

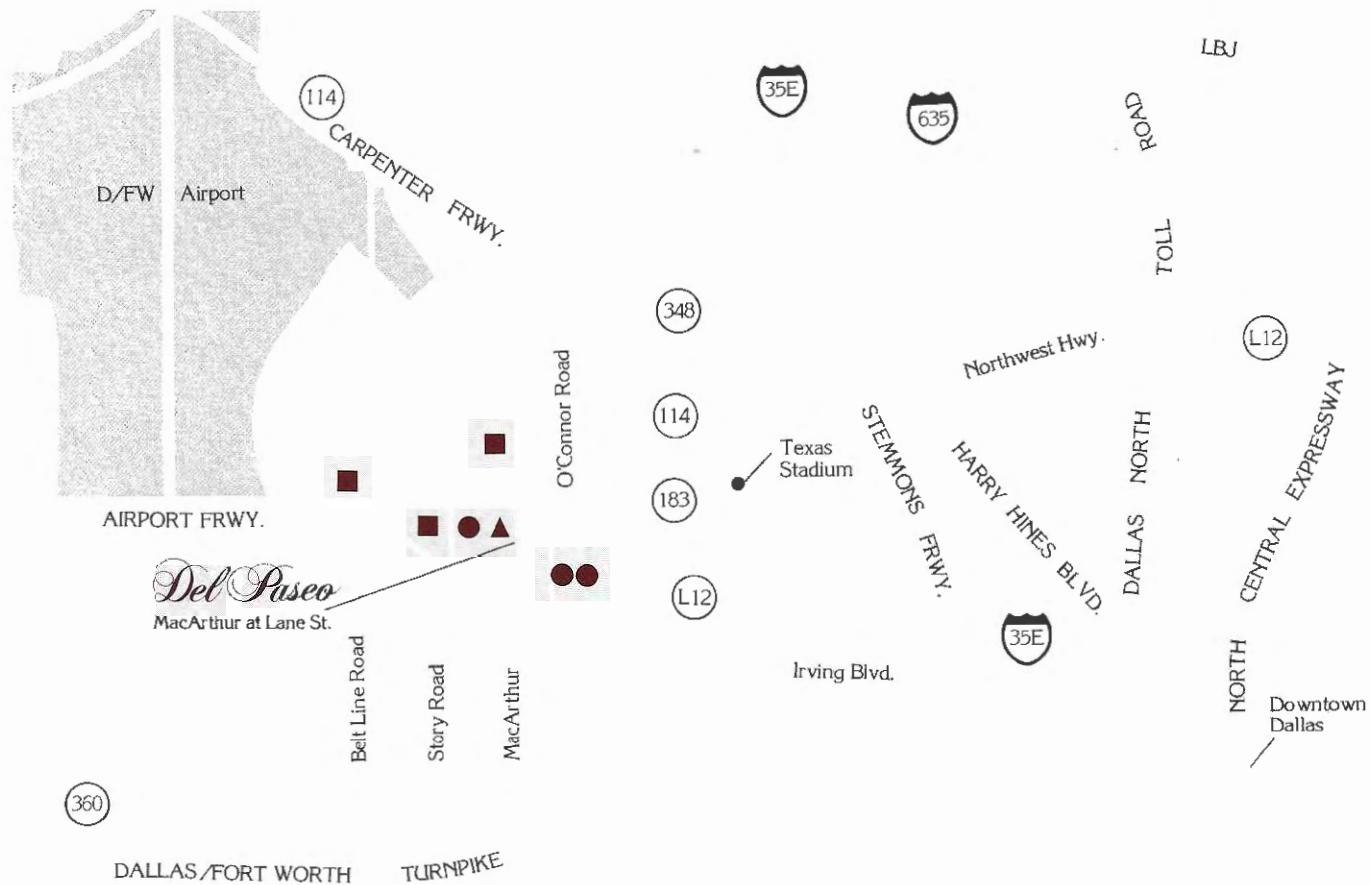
Funds set aside for periodic expenditures such as exterior painting of buildings; replacement of trees, roof repair, and miscellaneous expenses

4,000

\$63,000

These projected figures have been estimated from historic expenses associated with the operation of Del Paseo and should reflect approximate costs for the year 1978. This, however, is in no way a guarantee against inflation and/or price increases.

Del Paseo
TOWNHOMES



SCHOOLS

Irving High School
M. C. Lively Elementary School
Stephen F. Austin Jr. High School



SHOPPING

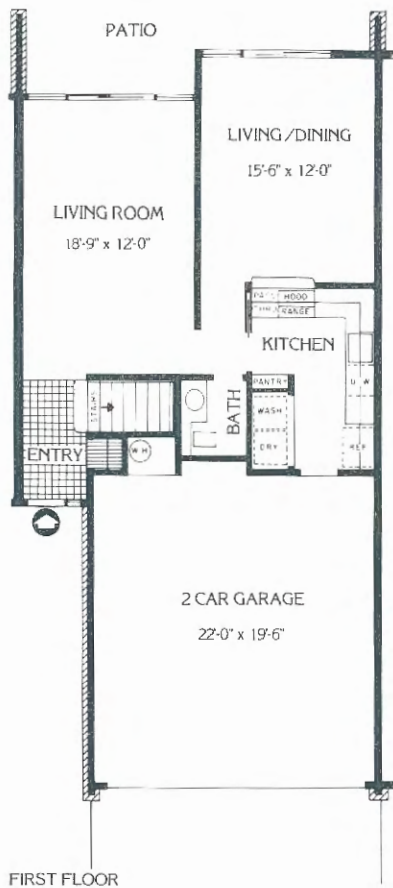
Irving Mall Shopping Center
Northgate Plaza Shopping Center
Plymouth Park Shopping Center



MEDICAL

Irving Community Hospital
Medical Village
West Park Medical Complex

Del Paseo
TOWNHOMES

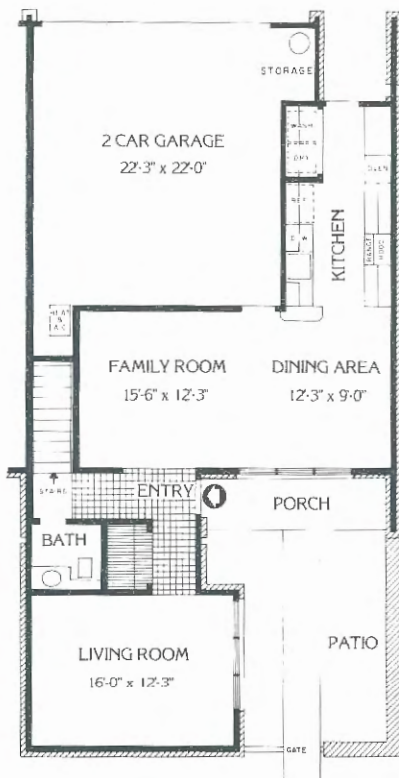


DESIGN B

If you enjoy casual entertaining, this townhome gives you the right setting — a combination family room /dining room in addition to a large living room separate from the rest of the home. All three bedrooms upstairs open to balconies. L-shaped kitchen and half-bath downstairs complete the picture of convenience.

- Three bedrooms
- Two-and-a-half baths
- Washer /dryer connections
- Full two-car garage with automatic door opener
- Enclosed patio
- Covered balconies
- 1,545 square feet of living area
- 2,840 total square feet of home purchase area including garage, balconies and patios
- Undivided interest in pool and other common areas

Del Paseo
TOWNHOMES



FIRST FLOOR



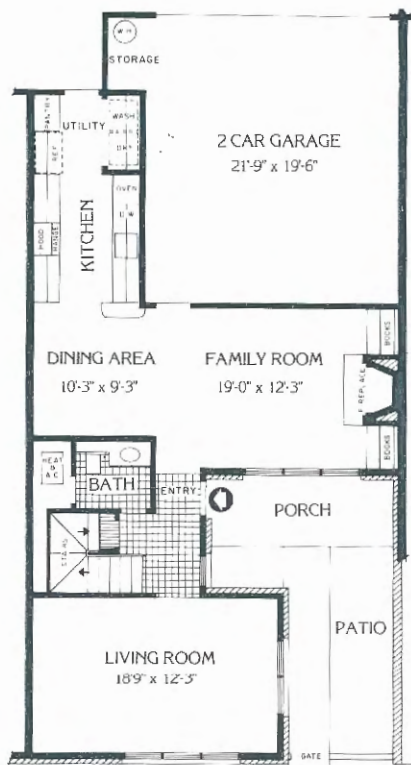
SECOND FLOOR

DESIGN C

A bonus for those who love to entertain! This townhome features an expansive, versatile adjoining family room /dining room with a separate living room. Upstairs, there are three bedrooms with covered balconies as well as two baths. Lots of storage space and a lovely kitchen downstairs.

- Three bedrooms
- Two-and-a-half baths
- Washer /dryer connections
- Full two-car garage with automatic door opener
- Enclosed patio
- Covered balconies
- 1,600 square feet of interior living area
- 2,641 total square feet of home purchase area including garage, balconies and patios
- Undivided interest in pool and other common areas

Del Paseo
TOWNHOMES



FIRST FLOOR



SECOND FLOOR

DESIGN D with Fireplace

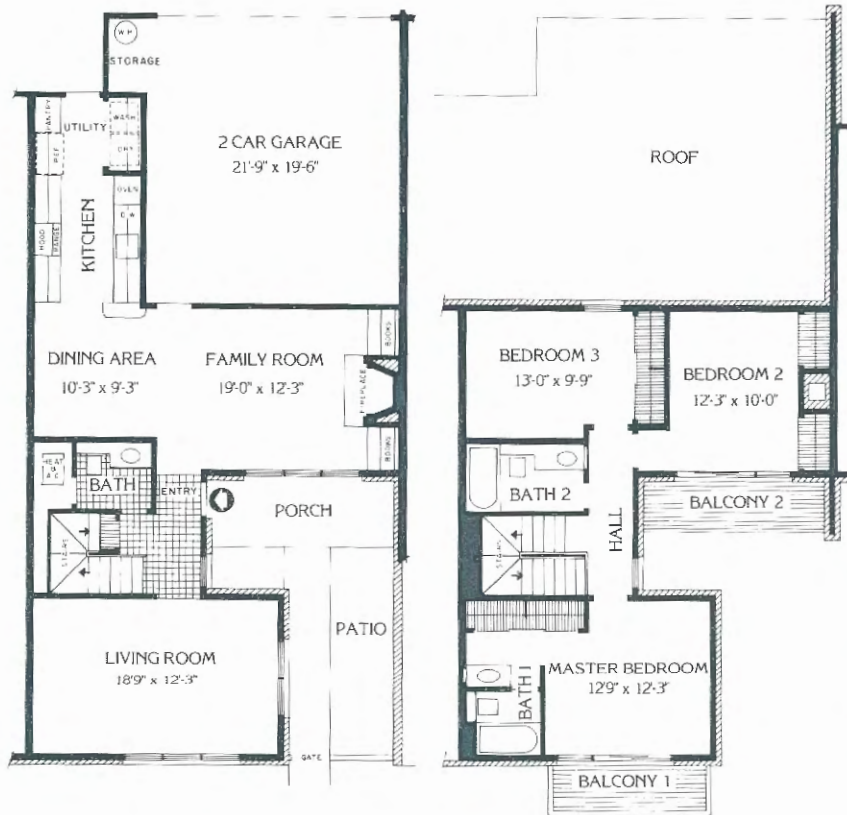
The largest of the Del Paseo Townhomes in living area, this design offers a fireplace on the lower level, plus an abundance of warm, gracious living space. Room for entertaining is plentiful downstairs with a separate living room and dining area adjoining the family room. Utility room next to kitchen adds to the comfort and convenience of this spacious home.

- Three bedrooms
- Two-and-a-half baths
- Washer/dryer connections
- Full two-car garage with automatic door opener
- Enclosed patio
- Covered balconies
- 1,617 square feet of interior living area
- 2,443 total square feet of home purchase area including garage, balconies and patios
- Undivided interest in pool and other common areas

B L O G	U F
A	1104
A	1102
B	1803
B	1805
I	1204
I	1206

Lin 1617 x 6 = 9702
 Jan 462 x 6 = 2772
 Bal 225 x 6 = 1350
 298 x 6 = 1788

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