

~ Package Deal ~

4 Properties, 5 Doors (3 Single Family Houses and 1 Duplex)

Seller Financing Available



Asking Price: \$320,000

The Terms: 8% interest, 30-year amortization, 3-year balloon, 12.5% down payment

The Numbers:

Down payment: \$40,000

Loan amount: \$280,000

Interest: 8%

Amortization: 30 years

Taxes (2008): \$2829.08 per year

Insurance (2008): \$1614.20 per year

Monthly gross rent: \$3,313.00

Monthly mortgage payments (PITI): \$2,424.81

Current property management fees (10%): \$331.3 per month

Cash Flow: \$556.89 per month

Cap Rate: 16.7%

For more information, please contact Jordan Lin or Jenny Chen

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