

1526 Larkin St

TIC Unit

Offered by:

Adine Le

415-200-7786

SavOn Realty

Fractional TIC Loans	20% down payment		25% down payment		30% down payment	
	3 year ARM amortizing	5-year ARM amortizing	3 year ARM amortizing	5-year ARM amortizing	3 year ARM amortizing	5-year ARM amortizing
Purchase Price	\$799,000	\$799,000	\$799,000	\$799,000	\$799,000	\$799,000
Min. Down Payment %	20%	20%	25%	25%	30%	30%
Down Payment \$	\$159,800	\$159,800	\$199,750	\$199,750	\$239,700	\$239,700
1st Loan Amount	\$639,200	\$639,200	\$599,250	\$599,250	\$559,300	\$559,300
Rate*	7.000%	7.250%	6.750%	7.000%	6.500%	6.750%
APR	7.070%	7.320%	6.820%	7.070%	6.570%	6.820%
Monthly Payment						
1st Loan	\$4,253	\$4,360	\$3,887	\$3,987	\$3,535	\$3,628
Est RE Tax	\$760	\$760	\$760	\$760	\$760	\$760
HOA	TBD	TBD	TBD	TBD	TBD	TBD
Total Monthly Payment	\$5,012	\$5,120	\$4,646	\$4,747	\$4,295	\$4,387
Est Monthly Tax Savings(30%)	\$1,504	\$1,536	\$1,394	\$1,424	\$1,288	\$1,316
After-tax Monthly Cost	\$3,509	\$3,584	\$3,253	\$3,323	\$3,006	\$3,071

Loan Terms	
Index	LIBOR
Margin	3.500%
Prepayment Penalty	3 years, declining
Points	1%
Assumable	yes
Assumption Fee	1% of loan amount



GordonFriedman
HOME LOAN CONSULTANT

TIC Specialist

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Rates quoted are as of 3/20/09 and are subject to change. Subject to lender review and approval. DRE license #01045749 expires 3/12/11.