

Financing Options

615-617 3rd Ave

Loan Type	Group Loan	Fractional TIC Loans			
	Building	615 3rd Ave		617 3rd Ave	
Loan Program*	3 year ARM interest only	3 year ARM amortizing	5 year ARM amortizing	3 year ARM amortizing	5 year ARM amortizing
Purchase Price	\$1,800,000	\$1,100,000	\$1,100,000	\$950,000	\$950,000
Min. Down Payment %	25%	20%	20%	20%	20%
Down Payment \$	\$450,000	\$220,000	\$220,000	\$190,000	\$190,000
1st Loan Amount	\$1,350,000	\$880,000	\$880,000	\$760,000	\$760,000
Rate	5.625%	7.000%	7.250%	7.000%	7.250%
APR	5.695%	7.070%	7.320%	7.070%	7.320%
Monthly Payment					
1st Loan	\$6,328	\$5,855	\$6,003	\$5,056	\$5,185
Est RE Tax	\$1,712	\$1,046	\$1,046	\$903	\$903
HOA	TBD	TBD	TBD	TBD	TBD
Total Monthly Payment	\$8,040	\$6,901	\$7,049	\$5,960	\$6,088
Est Monthly Tax Savings(30%)	\$2,412	\$2,070	\$2,115	\$1,788	\$1,826
After-tax Monthly Cost	\$5,628	\$4,830	\$4,934	\$4,172	\$4,261

Loan Terms		
Index	LIBOR	LIBOR
Margin	2.500%	3.500%
Prepayment Penalty	3 months	3 year declining
Points	none	1%
Assumable	no	yes
Assumption Cost	N/A	1%



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Rates quoted are as of 3/16/09 and are subject to change.
Subject to lender review and approval. DRE license #01045749 expires 3/12/11.

