



663-665-665A Natoma Street TIC Units

Offered by:

Paul Neal 350-1946
Frank Howard Allen Realtors

Fractional TIC Loans	663 Natoma St.		665 Natoma St.		663 Natoma St.	
	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	\$542,000	\$542,000	\$569,000	\$569,000	\$584,000	\$584,000
Min. Down Payment %	20%	20%	20%	20%	20%	20%
Down Payment \$	\$108,400	\$108,400	\$113,800	\$113,800	\$116,800	\$116,800
1st Loan Amount	\$433,600	\$433,600	\$455,200	\$455,200	\$467,200	\$467,200
Rate	7.500%	7.750%	7.500%	7.750%	7.500%	7.750%
APR	7.570%	7.820%	7.570%	7.820%	7.570%	7.820%
Monthly Payment						
1st Loan	\$3,032	\$3,106	\$3,183	\$3,261	\$3,267	\$3,347
Est RE Tax	\$515	\$515	\$541	\$541	\$555	\$555
HOA	TBD	TBD	TBD	TBD	TBD	TBD
Total Monthly Payment	\$3,547	\$3,622	\$3,724	\$3,802	\$3,822	\$3,902
Est Monthly Tax Savings(30%)	\$1,064	\$1,087	\$1,117	\$1,141	\$1,147	\$1,171
After-tax Monthly Cost	\$2,483	\$2,535	\$2,607	\$2,661	\$2,675	\$2,732

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

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Rates quoted are as of 3/5/09 and are subject to change. Subject to lender review and approval. DRE license #01045749 expires 3/12/11.