

HOMETOWN REALTY

"The Exceptional Exception"

HOMETOWN REALTY
3027 W CARY STREET
RICHMOND, VA 23221
804.335.1419

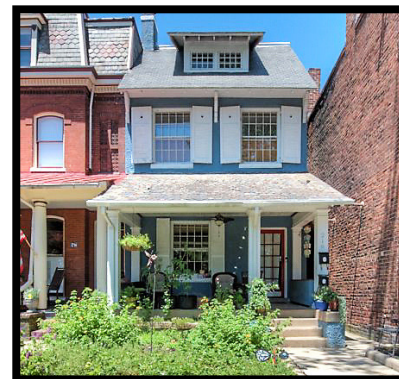
SEAN PRIEST, REALTOR@
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LICENSED IN THE COMMONWEALTH OF VIRGINIA



born. raised. living. selling. rva.

804.335.1419

Investment Property	30 Year Conv 25% Down	30 Year Conv 30% Down	30 Year Conv 40% Down
Rate	4.625%	4.625%	4.625%
APR	4.770%	4.773%	4.780%
Sales Price	\$540,000	\$540,000	\$540,000
Down Payment	\$135,000	\$162,000	\$216,000
Loan Amount	\$405,000	\$378,000	\$324,000
Monthly P&I Loan Pymt	\$2082.27	\$1943.45	\$1665.81
Est. Home Insurance	\$100.00	\$100.00	\$100.00
Est. Real Estate Tax	\$428.00	\$428.00	\$428.00
Est. Mortgage Insurance			
Total Monthly Mortgage Payment	\$2610.27	\$2471.45	\$2193.81



216 N 32ND STREET CHURCH HILL

THIS HOME IS A LEGAL DUPLEX AND IS RENTED WITH A 60 DAY TENANTS RIGHT IN PLACE. THIS WOULD BE A GREAT OPPORTUNITY FOR AN OWNER OCCUPANT TO PURCHASE THE HOME, RESIDE IN ONE OF THE UNITS AND CONTINUE TO TAKE IN RENT ON THE OTHER. THIS ALLOWS YOU TO PURCHASE MORE THAN YOU ORIGINALLY THOUGHT. IF YOU ARE LOOKING TO RENOVATE THIS HOME BACK TO ITS ORIGINAL SINGLE FAMILY STATUS, THE OPPORTUNITIES ARE ENDLESS. RECENT VALUES IN THE AREA WOULD SUGGEST A \$800,000 PLUS VALUE WHEN RENOVATION IS COMPLETE.



This information is provided solely as an example and is not a guarantee to lend. Rates and Programs are subject to change without notice. ***Quoted 10/11/2017***

FOR FULL DETAILS AND ALL SUPPLEMENTS ON THIS PROPERTY, VISIT:
THESEANPRIESTTEAM.COM/216-N-32ND-STREET



Brad Freeman, Senior Loan Officer
The Fulton-Freeman Team
4480 Cox Road, Suite 101
Glen Allen, VA 23060
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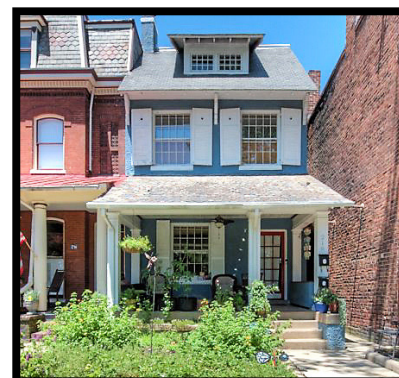
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Primary Residence	30 Year Conv 15% Down	30 Year Conv 20% Down	30 Year FHA 3.5% Down
Rate	4.375%	4.375%	4.00%
APR	4.480%	4.428%	5.038%
Sales Price	\$540,000	\$540,000	\$540,000
Down Payment	\$81,000	\$108,000	\$18,900
Loan Amount	\$459,000	\$432,000	\$530,219
Monthly P&I Loan Pymt	\$2291.72	\$2156.91	\$2531.35
Est. Home Insurance	\$100	\$100	\$100
Est. Real Estate Tax	\$428	\$428	\$428
Est. Mortgage Insurance	\$57.38		\$366.16
Total Monthly Mortgage	\$2877.10	\$2684.91	\$3425.51



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