

INTERNATIONAL INVESTOR

FINANCING



SINGLE FAMILY HOME
SOUTH MIAMI - FLORIDA



THE PROPERTY

MARKET VALUE \$1,050,000

4 BEDS, 2.5 BATHS

BUILT 1996 AND RECENTLY RENOVATED

2,683 SQFT LIVING SPACE

9,453 SQFT LOT SIZE



THE CLIENT- BORROWER

INTERNATIONAL BUYER
FROM SOUTH AMERICA

FIRST INVESTMENT IN THE USA
PURCHASE UNDER CORPORATE NAME
NO SOCIAL SECURITY OR INCOME IN USA

LOAN PROGRAM

LOANS FOR FOREIGN NATIONALS



ESTIMATE PROPERTY VALUE \$1,050,000

DOWN PAYMENT 25% \$262,500

LOAN AMOUNT 75% \$787,500

INTEREST RATE 7.5%

FIXED FOR 3 YEARS

30-YEAR AMORTIZATION



MONTHLY CASH FLOW ESTIMATED FIGURES

ESTIMATE RENTAL INCOME	\$8,500
Property Taxes	\$1,575
Insurance	\$600
Loan Payment	\$5,506
TOTAL EXPENSES	\$7,681
NET INCOME	\$819

EXPECTED RETURN

YEARLY NET INCOME	\$9,829
CLIENT'S DOWNPAYMENT	\$262,500
ESTIMATE YEARLY RETURN PLUS SIGNIFICANT APPRECIATION POTENTIAL	3.75%



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