

CASE STUDY

# JUMBO LOAN CONDOMINIUM

## FINANCING



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LUXURY CONDOMINIUM  
DOWNTOWN MIAMI, FLORIDA

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## THE PROPERTY

MARKET VALUE \$4,300,000

4 BEDS, 4.5 BATHS

BUILT 2011

DESIGNER DECORATED

4,055 SQFT LIVING SPACE

360 PANORAMIC VIEWS





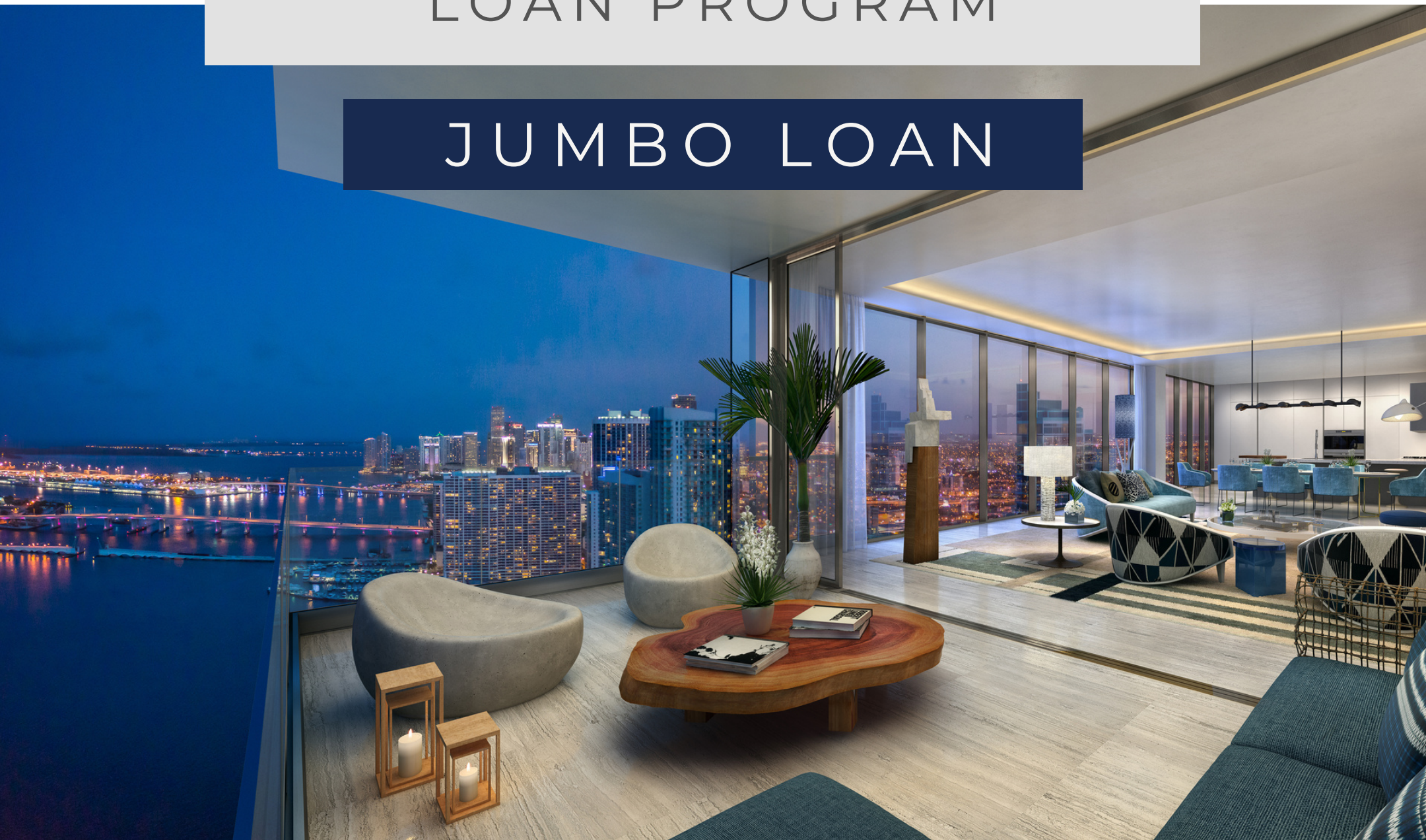
## THE CLIENT-BORROWER

HEDGE FUND MANGER FROM NEW YORK  
RELOCATING TO FLORIDA WITH HIS FAMILY,  
LOOKING FOR:  
TAX BENEFITS  
GREAT SCHOOLS  
LOVELY WEATHER



# LOAN PROGRAM

## JUMBO LOAN



ESTIMATE PROPERTY VALUE		\$4,300,000
DOWN PAYMENT	30%	\$1,290,000
LOAN AMOUNT	70%	\$3,010,000

INTEREST RATE 7.625%  
FIXED FOR 30 YEARS  
30-YEAR AMORTIZATION





# MONTHLY CASH FLOW ESTIMATED FIGURES



Property Taxes	\$ 5,733
Insurance	\$ 400
Loan Payment	\$ 21,304
Home Owners Association	\$ 4,050
<b>TOTAL EXPENSES</b>	<b>\$ 31,487</b>



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