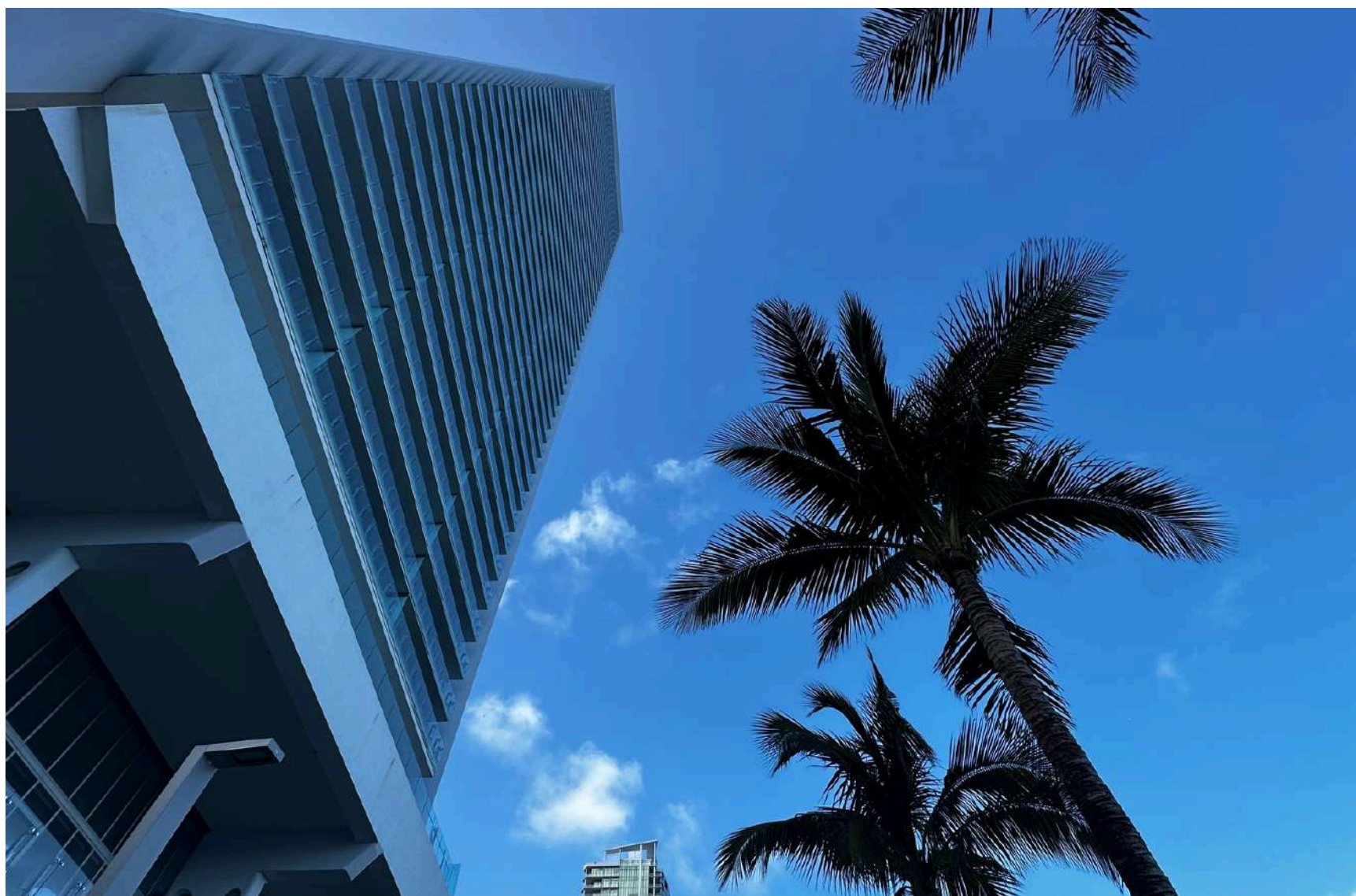


CASE STUDY
FROM HARD MONEY TO
CONVENTIONAL LOAN



LUXURY CONDOMINIUM
EDGEWATER MIAMI, FLORIDA



THE PROPERTY

MISSONI BAIA
MARKET VALUE \$820,000
1 BED, 1 BATH
BUILT 2023
775 SQFT LIVING SPACE
INVESTMENT PROPERTY



**Hard
Money
Loan**

CHALLENGE

As this was a cash contract buyer had to close with a hard money loan as there were some challenges with qualification at the time of closing the unit with the developer



CONVENTIONAL REFINANCE

Working hand on hand with the association and the loan underwriter we were able to approve this condo as a warrantable condo an offer the owner much better terms

PEACE OF MIND

	HARD MONEY	CONVENTIONAL
Loan Amount	\$ 506,000	\$ 506,000
Interest Rate	10.99%	7.5%
Monthly Payment	\$ 4,634	\$ 3,538
	ONLY INTEREST	INTEREST & PRINCIPAL

Savings per month	\$ 1,095
Savings per year	\$ 13,151
Savings in 5 years	\$ 65,758



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