

CASE STUDY

ICON TOWER I FINANCING



475 Brickell Ave, Miami, FL 33131
Brickell, Florida

THE PROPERTY



ICON TOWER I

2 BEDROOM, 2 BATHROOM CONDO
1,100 SQFT | LUXURY HIGH-RISE |
WATERFRONT VIEWS | ICONIC BRICKELL
LOCATION



BORROWER PROFILE

Foreign National Investor

- No U.S. Social Security Number or U.S. Credit
- Title held under an LLC
- Self-employed individual based in Colombia
- Income verified through a CPA letter issued in Colombia
- No U.S. tax returns or employment documentation required

LOAN DETAILS

Appraised Value	\$ 830,000
Down Payment (30%):	\$249,000
Loan Amount (70%):	\$581,000
Interest Rate:	6.875%
Amortization:	30 YEARS
Prepayment Penalty:	3 YEAR TERM

MONTHLY PAYMENT SUMMARY

Principal & Interest	\$3,816
Property Insurance	\$110
Property Taxes	\$1,200
Estimated HOA	\$1,000
Total Monthly Payment	\$6,126



ADDITIONAL DETAILS

- The property is part of a well-established luxury building in Brickell, a prime area known for its high rental demand and lifestyle amenities.
- This purchase is being financed through a Foreign National loan, which does not require U.S. income documentation.
- Funds for the down payment and closing were seasoned and verified through international bank statements.



Please note: The above scenario is for illustrative purposes only and does not guarantee results. All borrowers must meet program guidelines and credit requirements. The rates and payments are subject to change.

In accordance with the Equal Credit Opportunity Act, in Miami Lending Advisors LLC we do not engage in business practices that discriminate on the basis of race, color, religion, national origin, sex, marital status, age, because all or part of your income may be derived from any public assistance program, or because you have, in good faith, exercised any right under the Consumer Credit Protection Act.

Programs subject to change without notice. All borrowers must qualify per program guidelines. Rates are subject to change daily and throughout the day without notice. Neither this page nor its parent company is a lender. The rates and payments shown do not factor in all your information. Your specific situation may warrant a higher rate and payment based on credit history, income, and many other factors. Speak to one of our mortgage professionals to get personalized rate and monthly payment quotes. Company NMLS: 2467822

No Investment Advice. Miami Lending Advisors do not provide any services related to investment advice, therefore the information provided by the Broker by any means to the Client should not be taken as constituting an investment advice. Case studies are not intended to represent or guarantee that current or future buyers or clients will achieve the same or similar results; rather they represent what is possible for illustrative purposes only.

