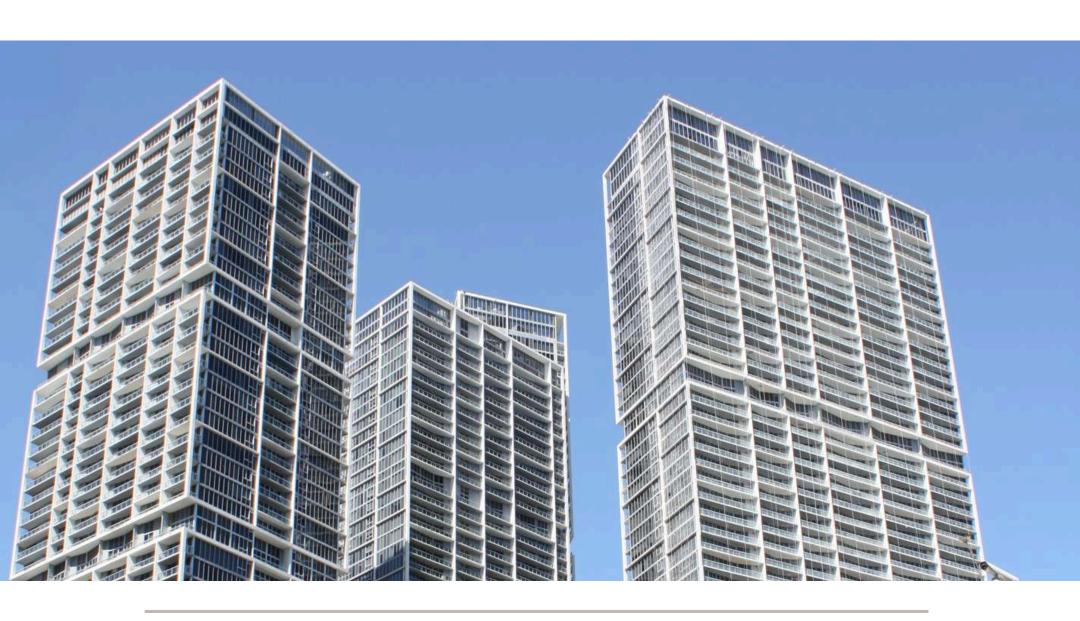


CASE STUDY

ICON TOWER I FINANCING



475 Brickell Ave, Miami, FL 33131 Brickell, Florida



ICON TOWER I

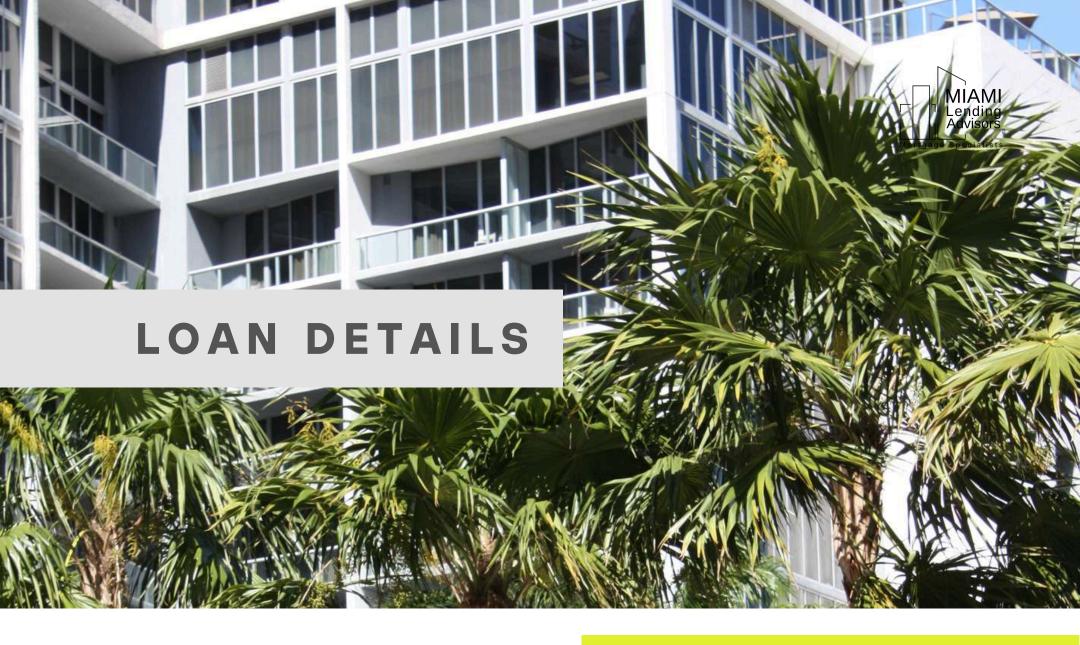
2 BEDROOM, 2 BATHROOM CONDO

1,100 SQFT | LUXURY HIGH-RISE |
WATERFRONT VIEWS | ICONIC BRICKELL
LOCATION



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



Appraised Value

Down Payment (30%):

Loan Amount (70%):

Interest Rate:

Amortization:

Prepayment Penalty:

\$830,000

\$249,000

\$581,000

6.875%

30 YEARS

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



- 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.

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