

PROPERTY - 21 W LALO WAY

Live Mortgage Free

(Rent collected from the other 3 units pays your Mortgage)

PROPERTY DESCRIPTION

Four Unit Consisting of Two Large Two Bedroom Units, each self contained on the second and third floors respectively and two Studio units on the first floor. Excellent Investment opportunity or Live in one of the units and rent out the other three units to live payment free (cover your mortgage). Great 5 Points location, walking distance to downtown w/ so many nearby attractions.

****Reside in large 2 bedroom unit and receive \$6250 in rent from other 3 units or reside in 1st floor unit and receive \$7250 in rent from the other 3 units allowing you to cover mortgage and live effectively for free (or possibly with some additional monthly income) with 4.99% Builders Rate Available and all closing costs paid by seller**

FINANCING DETAILS

PROGRAM NAME	Conventional Investment	Conv. Primary Residence #1	Conv. Primary Residence #2
INTEREST RATE	4.99%	4.99%	4.99%
TERM IN YEARS	30 YEAR FIXED	30 YEAR FIXED	30 YEAR FIXED
SALES PRICE	\$1,395,000	\$1,395,000	\$1,395,000
DOWN PAYMENT	\$418,500	\$209,250	\$69,750
DOWN PAYMENT %	30%	15%	5%
LOAN AMOUNT	\$976,500	\$1,185,750	\$1,325,250
UP-FRONT MORTGAGE INS.	N/A	N/A	N/A
MONTHLY P&I PAYMENT	\$5,630.00	\$6,838.00	\$7,641.00
MONTHLY HOA FEES	\$30	\$30	\$30
MONTHLY HAZARD INS.	\$75	\$75	\$75
MONTHLY MORTGAGE INS.	N/A	N/A	N/A
MONTHLY PROPERTY TAX	\$92.30	\$92.30	\$92.30
TOTAL MONTHLY MORTGAGE PAYMENT/EXPENSES	\$5,827.30	\$7,035.30	\$7,838.30
TOTAL MONTHLY RENTAL INCOME	\$9,000.00	\$7,250 (Live in 1BR/STU)	\$7,250 (Live in 1BR/STU)
TOTAL MONTHLY INCOME	\$3,172.70	\$214.70	-\$588.30

PROPERTY DETAILS

21 W Lalo Way
Tucson, AZ 85701

PROPERTY TYPE	Residential 4Plex
SALES PRICE	\$1,395,000