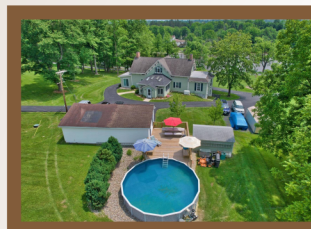


Single Family - Wallkill, NY

69 Lippincott Road, Wallkill, NY
12589



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
% Down	5.00%	10.00%	15.00%	20.00%
First Loan	\$1,900,000	\$1,800,000	\$1,700,000	\$1,600,000
Term	30 Years	30 Years	30 Years	30 Years
Rate	6.500%	6.500%	6.500%	6.500%
APR*	7.367%	7.187%	7.053%	6.845%

CASH TO CLOSE				
Down Payment	\$100,000	\$200,000	\$300,000	\$400,000
Closing Costs	\$61,530	\$58,480	\$55,430	\$52,380
Prepays/Impounds	\$33,503	\$29,886	\$27,269	\$23,771
Total \$ Required	\$195,033	\$288,366	\$382,699	\$476,151

HOUSING EXPENSE				
First Loan P & I	\$12,009	\$11,377	\$10,745	\$10,113
Taxes, Ins & MI	\$4,071	\$3,513	\$3,121	\$2,583
Total Monthly Pmt	\$16,081	\$14,890	\$13,866	\$12,696

*APR = Annual Percentage Rate

Experience timeless elegance at this historic 1777 estate, an exquisite 14.5-acre property offering breathtaking mountain and river views, perfectly combining classic charm with modern amenities. The meticulously preserved home boasts original wide plank floors, updated interiors, and a whole-home generator for year-round comfort. Complementing the residence is a thriving turnkey wedding venue with over 20 years of success, featuring a commercial kitchen, full event inventory, and flexible indoor-outdoor spaces. Events continue seamlessly with a dedicated generator for the venue, while endless possibilities await: host retreats, private gatherings, or transform it into a delightful B&B. This is more than a home; it's an exceptional investment, a lifestyle, and a legacy waiting to be embraced.

Albert "Allie" Abbatiello
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