



Rate

301 Spring Street,
Gardiner, MT 59030

Discover a world of possibilities with this exceptional property. Whether you're looking to own a flourishing vacation rental business or explore long-term rental options, this prime location just outside Yellowstone National Park offers unmatched potential. Built in 2020, the property features fully-equipped, turnkey apartments with impeccable design. Each unit includes two bedrooms, a full bath, upscale finishes, in-unit laundry, and tasteful furnishings with all essential appliances.

 0 Bed  0 sqft
 0.0 Bath  Built 2020

\$1,995,000

30 Year Fixed • NonConforming 20% down

Rate/APR	7.125% (APR 7.163%) ¹
Mortgage payment	\$10,752.55
Mortgage Insurance	\$0.00
Tax, Insurance & HOA	\$306.33
Total monthly	\$11,058.88
Down Payment	\$399,000

30 Year Fixed • NonConforming 30% down

Rate/APR	6.625% (APR 6.662%) ²
Mortgage payment	\$8,941.94
Mortgage Insurance	\$0.00
Tax, Insurance & HOA	\$306.33
Total monthly	\$9,248.27
Down Payment	\$598,500

(0724-2921700)

1) Sample monthly Principal and Interest (P&I) payment of \$10,752.55 is based on a purchase price of \$1,995,000, down payment of 20%, 30 year fixed rate mortgage and rate of 7.125%/7.163% APR (annual percentage rate). Advertised rates and APR effective as of 02/18/25 and are subject to change without notice. Above scenario assumes a first lien position, 780 FICO score, 30 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate and APR will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Rate for more information and up to date rates.

Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Rate loan originator to discuss your available options.

2) Sample monthly Principal and Interest (P&I) payment of \$8,941.94 is based on a purchase price of \$1,995,000, down payment of 30%, 30 year fixed rate mortgage and rate of 6.625%/6.662% APR (annual percentage rate). Advertised rates and APR effective as of 02/18/25 and are subject to change without notice. Above scenario assumes a first lien position, 780 FICO score, 30 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate and APR will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Rate for more information and up to date rates.

Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Rate loan originator to discuss your available options.

Operating as Guaranteed Rate, Inc. in New York.



Leslie Largay

VP of Mortgage Lending, NMLS# 293773

O: (208) 425-2366 | C (406) 360-2906

rate.com/leslielargay

leslie.largay@rate.com

3940 North Ravenswood, Chicago, IL 60613



Alyssa Nolan

Realtor, LIC # RRE-RBS-LIC-17597

O: (406) 396-1397 | C (406) 396-1397

smalldogrealty.com

alyssanolanrealtor@gmail.com

309 W Park St, Livingston, MT 59047

Rate

 EQUAL HOUSING LENDER
Leslie Largay NMLS #293773

Applicant subject to credit and underwriting approval. Restrictions apply. Guaranteed Rate, Inc. dba Rate; NMLS #2611; For licensing information visit nmisconsumeraccess.org.

