



Single Family - South Ozone Park, NY

12105 Linden Boulevard, South Ozone Park



Welcome to a spacious 4-bedroom, 2-bath single-family home offering nearly 1200 square feet of living space . Built in 1920, this home blends timeless character with a layout ready for modern living. minutes from the A, E, J, and Z trains, the AirTrain, and the LIRR hub at Jamaica, plus quick access to the Belt Parkway and Van Wyck. JFK Airport, Resorts World Casino, and the dining along Rockaway and Liberty Boulevards are all right around the corner.

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	FHA REG Fixed Rate
Sales Price	\$782,100	\$782,100	\$782,100
% Down	20.00%	5.00%	3.50%
First Loan	\$625,680	\$742,995	\$767,933
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.625%	6.500%
APR*	6.777%	7.282%	7.481%

CASH TO CLOSE			
Down Payment	\$156,420	\$39,105	\$27,374
Closing Costs	\$11,577	\$12,163	\$8,705
Prepays/Impounds	\$5,768	\$6,087	\$7,451
Total \$ Required	\$173,765	\$57,355	\$43,530

HOUSING EXPENSE			
First Loan P & I	\$4,006	\$4,757	\$4,854
Taxes, Ins & MI	\$640	\$1,222	\$1,112
Total Monthly Pmt	\$4,646	\$5,979	\$5,966

*APR = Annual Percentage Rate



Paul Luciano



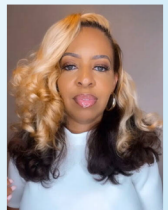
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