

2940 N. Verdugo Rd, #321, Glendale

Only for \$449,000



Great opportunity for investors and first-time home buyers to own this 2 bedrooms 2 baths condo on the top floor of a quiet foothill community!

- This condo features a master suite
- Central A/C
- Community Spa Pool & Laundry Room
- A balcony connected to a spacious living room with Glorietta park and mountain view
- 2 cars assigned parking (#16) with storage cabinets

Max Huang
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BRE # 01920072

Office Location
23805 Hawthorne Blvd
Torrance, CA 90505



The seller had upgraded the kitchen, double pane windows, and the floor, it's move in ready! The community's swimming pool and jacuzzi are around 30 seconds by walk. Less than 3 miles to the Crescenta Valley High School. No elevator in this community and there are two laundry rooms; one is located at the ground floor near mail box area, and another one is nearby, just taking stairs up. This well maintained property being sold "As Is."

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Mortgage Information	Scenario	Scenario	Scenario	Scenario
Purchase Price	\$460,000	\$460,000	\$460,000	\$460,000
Down Payment	20 %	15 %	10 %	3.5 %
Loan Program 1st Mortgage	30 Yr Fixed	30 Yr Fixed	30 Yr Fixed	30 Yr Fixed
Loan Amount	\$368,000	\$391,000	\$414,000	\$443,900
Interest Rate	4.5 %	4.5 %	4.625 %	4.750 %
APR	4.629 %	4.670 %	4.904 %	5.269 %
APR May Increase After Consummation	No	No	No	No
Interest Only	No	No	No	No
Term (years)	30	30	30	30
Monthly Payment				
1st Mortgage	\$1,864.60	\$1,981.14	\$2,128.54	\$2,315.59
PropertyTaxes & Insurance	\$495.84	\$495.84	\$495.84	\$495.84
Mortgage Insurance	\$0.00	\$42.36	\$103.50	\$214.55
Total	\$2,360.44	\$2,519.34	\$2,727.88	\$3,025.98
Funds Needed to Close				
Down Payment	\$92,000.00	\$69,000.00	\$46,000.00	\$16,100.00
Loan Fees	\$4,500.00	\$4,659.00	\$4,859.00	\$5,186.55
Title Fees	\$650.00	\$650.00	\$650.00	\$650.00
Prepaid Items & Reserves	\$4,276.03	\$4,326.37	\$4,378.77	\$4,375.45
Financed Closing Costs	\$0.00	\$0.00	\$0.00	\$0.00
Seller Paid Closing Costs	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$101,426.03	\$78,545.37	\$55,887.77	\$25,662.00



Rates effective as of 07/01/2018 and subject to change. APR may vary. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. This does not constitute a commitment to lend. For mortgage loans other than fixed loans, it is possible that the borrower's payment may increase substantially after consummation. The disclosed closing costs are estimates. Actual closing costs and the portion paid by Seller may vary. The information contained is subject to change without notice. Equal Housing Lender.



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