

414-416 Kensington Road

Syracuse, NY 13210

Attention investors! Your search ends with this incredible opportunity in the Syracuse University neighborhood. This fully rented, two family is an easy turnkey operation offering a solid profit. Each flat features 3 bedrooms, full bath, living room, formal dining room, and open porches. Tenants will love being within walking distance to Syracuse University, Barry Park, Ed Smith Elementary School, Food Co Op and the free campus bus line.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$199,000	\$199,000	\$199,000
% Down	3.50%	0.00%	25.00%
First Loan	\$195,395	\$203,278	\$149,250
Term	30 Years	30 Years	30 Years
Rate	4.000%	4.000%	4.000%
APR*	5.320%	4.383%	4.240%

CASH TO CLOSE			
Down Payment	\$6,965	\$0	\$49,750
Closing Costs	\$4,730	\$4,320	\$4,174
PrePays/Impounds	\$5,711	\$6,058	\$5,047
Total \$ Required	\$17,406	\$10,378	\$58,971

HOUSING EXPENSE			
First Loan P & I	\$933	\$970	\$713
Taxes, Ins & MI	\$635	\$499	\$457
Total Monthly Pmt	\$1,568	\$1,469	\$1,170

INCOME TO QUALIFY			
Income Guide	\$5,060	\$5,070	\$3,540

*APR = Annual Percentage Rate



Pei Lin Huang

Broker Associate

30HU0661857

Direct 315-474-1899

Office 315-701-6971

Fax 866-662-9393

PeiLinTeam@YourCNYhome.com



Keller Williams Syracuse

5701 Enterprise Parkway
East Syracuse NY 13057



Ann Coyne

Loan Officer

NMLS#32960

Office 315-418-4249

Cell 315-391-4494

Fax 315-418-4309

acoyn@paragonhomeloans.com

www.paragonhomeloans.com/acoyn

Paragon Home Loans, Inc.

5010 Campuswood Drive 205
East Syracuse NY 13057



This is informational only and should not be relied upon by you. Keller Williams Syracuse is not a mortgage lender. Contact Paragon Home Loans, Inc. to learn more about and your eligibility for its mortgage products. Licensed Mortgage Banker - NYS Department of Financial Services NMLS#33052 This financing is designed to assist you in selecting the loan program that most closely suits your budget. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer/property qualification. Rates/fees are subject to change without notice. Cash reserves may be required for some conventional loans.