



# 3101 Muscatel Avenue Rosemead, CA 91770



Discover a rare investment opportunity at 3101 Muscatel Ave, Rosemead, CA. This triplex features three spacious single-family homes on a nearly 20,000 sq ft lot, ideal for investors or multi-generational living. Each home offers 3 bedrooms, 2 bathrooms, and private patios. Two homes include garages for added convenience. With ample parking and potential for further development, this property is conveniently located near freeways, shopping, and schools. Don't miss out on this Rosemead gem!

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$1,250,000	\$1,250,000	\$1,250,000
% Down	10.00%	15.00%	20.00%
First Loan	\$1,125,000	\$1,062,500	\$1,000,000
Term	30 Years	30 Years	30 Years
Rate	7.625%	7.625%	7.625%
APR*	8.053%	7.926%	7.728%

CASH TO CLOSE			
Down Payment	\$125,000	\$187,500	\$250,000
Closing Costs	\$9,245	\$9,057	\$8,870
Prepays/Impounds	\$20,648	\$18,983	\$16,769
<b>Total \$ Required</b>	<b>\$154,893</b>	<b>\$215,540</b>	<b>\$275,639</b>

HOUSING EXPENSE			
First Loan P & I	\$7,963	\$7,520	\$7,078
Taxes, Ins & MI	\$2,299	\$2,054	\$1,718
<b>Total Monthly Pmt</b>	<b>\$10,262</b>	<b>\$9,575</b>	<b>\$8,796</b>

\*APR = Annual Percentage Rate



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