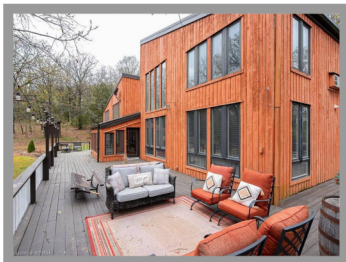




5601 Hill Top Hts Hackett, AR 72937



Escape to Hill Top Lodging and Cabin, nestled in the Ouachita Mountains near Fort Smith! This property offers two homes, with the cabin currently an AirBnB success. The main lodge boasts four en-suite bedrooms, including a "treehouse" suite, and wheelchair-accessible amenities. Enjoy fireplaces, soaking tubs, and mountain views. Entertainment options include a billiards parlor and sunroom. The cabin offers a loft bedroom and hot tub. With James Fork Creek nearby, outdoor activities abound. Situated on +/- 23.13 private acres, this property is an ideal income generator with AirBnB potential. Come experience tranquility and beauty!

FINANCING

Financing Notes	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$899,900	\$899,900
% Down	0.00%	10.00%
First Loan	\$919,247	\$809,910
Term	30 Years	30 Years
Rate	6.375%	7.500%
APR*	6.641%	7.929%

CASH TO CLOSE

Down Payment	\$0	\$89,990
Closing Costs	\$4,122	\$7,249
Prepays/Impounds	\$7,500	\$10,098
Total \$ Required	\$11,622	\$107,337

HOUSING EXPENSE

First Loan P & I	\$5,735	\$5,663
Taxes, Ins & MI	\$450	\$868
Total Monthly Pmt	\$6,185	\$6,531

*APR = Annual Percentage Rate

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