

# 720 W 16th St, San Pedro, CA 90731



What an Adorable Home! Priced to Sell Fast! This home only needs a great family, some cosmetic upgrades & personalization. Nice sized 2 Bedroom 1 bath home with fireplace, approximately 884 sqft. You have a lovely private backyard connecting you to the garage building. As well as the garage, the building includes a bonus room with its own WC & a washer & dryer hookup. The lot size is over 4800 sq feet. Located in a desirable part of San Pedro, Los Angeles, walking distance to Dana Middle School & less than a 10-minute drive from Cabrillo beach & Aquarium.

Financing Notes	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$640,770	\$640,770	\$640,770
% Down	5.00%	0.00%	18.19%
First Loan	\$608,731	\$654,546	\$533,398
Term	30 Years	30 Years	30 Years
Rate	6.875%	6.250%	6.250%
APR*	7.580%	6.612%	6.467%

## CASH TO CLOSE

Down Payment	\$32,039	\$0	\$116,545
Closing Costs	\$11,955	\$9,602	\$11,296
Prepays/Impounds	\$11,564	\$8,665	\$8,354
<b>Total \$ Required</b>	<b>\$55,558</b>	<b>\$18,267</b>	<b>\$136,195</b>

## HOUSING EXPENSE

First Loan P & I	\$3,999	\$4,030	\$3,284
Taxes, Ins & MI	\$1,357	\$880	\$1,098
<b>Total Monthly Pmt</b>	<b>\$5,356</b>	<b>\$4,910</b>	<b>\$4,383</b>

\*APR = Annual Percentage Rate

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