

5013 Union Mine Dr. Antioch

Residential Income Opportunity

OR

Owner Occupied

OR

1031 Exchange

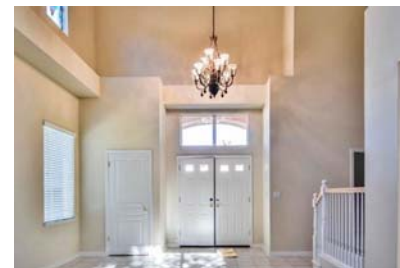
Walk to the Lone Tree Golf Course

Few minutes to Delta, fishing & boating

Few minutes to shops, parks & freeway

Offered Price

\$625,000



\$ Per Sq-Ft: \$161.96

Age

Year Build - 1997 - 20 Years

Size

Living area: 3,859 Sq-Ft

Lot: 10,370 Sq-Ft

Bedrooms

Upstairs - 5 & Master Retreat

Bedroom suite Downstairs

Full Bathrooms

Upstairs - 3

Downstairs - 1

Other rooms

Living Room

Formal Dining room

Family Room Kitchen Combo

Kitchen Feature

Updated Kitchen

Stone counter top

Gas Range/ Cook top

220 Volt Outlet available

Parking

Attached Garage: 3 Car

Style

Contemporary

Yards

Front, Side & back Auto Sprinklers

Schools

Dallas Ranch Middle School

John Muir Elementary

Deer Valley High

Parks

Dallas Ranch

Diablo West

Prewett Family

Lone Tree Golf & Event Center

Contra Loma Regional Park

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Investment Featured Property

Excellent tenant already in place
Present lease expires on 6-30-17
Tenants would like to stay with increased rent.
The new rent: \$3,600 per-month

Following are estimated assumption

Purchase price: \$615,000
Down Payment @50%: \$307,500
APR: 4.85%
Terms: 30 Yrs.

Principal \$ interest: \$1,604.07
Property tax: \$ 848.33
Hazard Insurance: \$ 108.33

Total payment: \$2,560.75

Rent: \$3,600
cash flow \$1,039.27

Cash requirements includes

Down payment @ 50% =	\$307,500
Closing Costs =	\$8,053
Prepaid Costs =	\$7,315
Total Cash required is:	\$322,868

FOR ANY ADDITIONAL QUESTIONS CONTACT

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