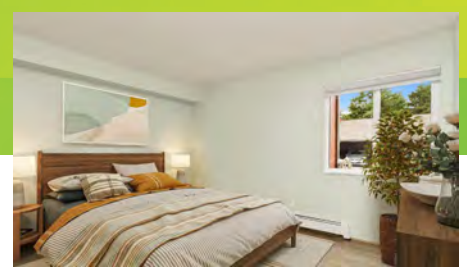


1625 W Elizabeth St, #G2  
Fort Collins, CO 80521

**PRICE: \$274,900**

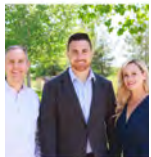
**\*\*Motivated seller will pay full year HOA Dues!\*\*** This main-floor end-unit condo that puts you right in the heart of Fort Collins vibrant dining, shopping, and entertainment scene. This 2-bed, 1-bath home features an open, airy living area with large windows that fill the space with natural light, creating a warm and welcoming atmosphere perfect for relaxing or entertaining. Thoughtful upgrades have completely transformed the space, including luxury vinyl plank flooring throughout, fresh paint, and a beautifully remodeled bathroom. The HOA takes care of most outdoor upkeep, allowing for a true lock-and-leave lifestyle. Your HOA dues include nearly all of your utilities - water, sewer, trash, hot water, and heat for budget-friendly living!

## Homecoming Investment Tour



### MORTGAGE SCENARIO

Loan Type	Investment 30% Down	2nd Home 10% Down	FHA Co-Sign w/ Kid 3.5% Down
Occupancy Type	Investment Property	Second Home	Primary Residence
Loan Term	30 Year Fixed	30 Year Fixed	30 Year Fixed
Purchase Price	\$274,900	\$274,900	\$274,900
Down Payment	\$68,725	\$27,490	\$9,622
Cash to Close	\$78,887	\$38,064	\$20,421
CSU Homecoming Tour Discount	\$1,000	\$1,000	\$1,000
Interest Rate	6.375%	7.875%	5.625%
Annual Percentage Rate (APR)	6.667%	8.321%	6.584%
<b>Estimated Monthly Payment*</b>	<b>\$1,864</b>	<b>\$2,415</b>	<b>\$2,252</b>



### The Storteboom Team

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Mortgage Originator for Customer Satisfaction

- J.D. Power

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