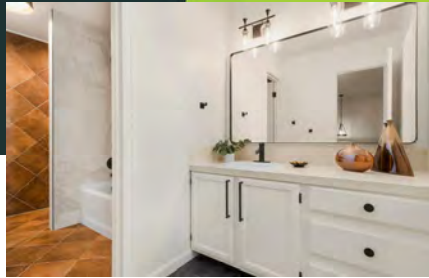


1935 Waters Edge St, Unit F  
Fort Collins, CO 80526

**PRICE: \$335,000**

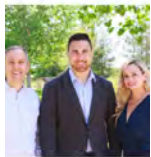
Located directly across from Rolland Moore Park and just moments from Spring scenic Creek Trail (great for commuting), this townhome offers the perfect blend of nature and convenience. You'll love being less than 3 miles from Old Town and even closer to CSU, the CSU Veterinary Teaching Hospital, and everything Fort Collins has to offer. Enjoy NEW carpet, newly tiled shower/tub, a welcoming main floor featuring a cozy wood-burning fireplace, a convenient half bath-ideal for entertaining-and a functional living space that opens to two private patios.

## 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	\$335,000	\$335,000	\$335,000
Down Payment	\$83,750	\$33,500	\$11,725
Cash to Close	\$94,363	\$44,615	\$23,115
CSU Homecoming Tour Discount	\$1,000	\$1,000	\$1,000
Interest Rate	6.375%	7.875%	5.625%
Annual Percentage Rate (APR)	6.631%	8.288%	6.556%
<b>Estimated Monthly Payment*</b>	<b>\$2,487</b>	<b>\$3,158</b>	<b>\$2,960</b>



### The Storteboom Team

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