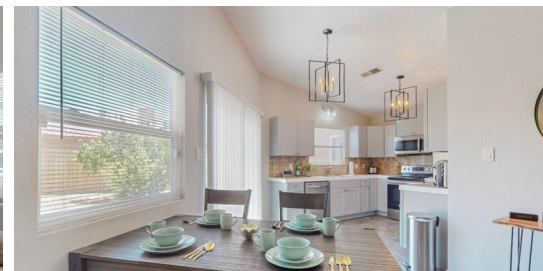


UPDATED MODERN BEAUTY

Courtesy of Waterstone Mortgage and More Realty

9104 Bellflower Lane NE, Albuquerque, NM 87113

MLS #: 1076479



UPDATED AND IN A GREAT LOCATION!

Welcome to 9104 Bellflower Lane NE, a beautifully updated home that combines modern comfort with an unbeatable location. Situated in a tranquil cul-de-sac next to Wildflower Park, this property is within walking distance to Balloon Fiesta Park and offers unparalleled convenience. Whether you're looking for a move-in-ready residence or a prime investment opportunity, this 2-bedroom, 1.75-bathroom home delivers the lifestyle you've been searching for.



SALES PRICE
\$340,000



SQUARE FEET
1,046



BEDROOMS
2



BATHROOMS
2

- 2 Bedrooms
- 2 Private Fenced Yards

- 1.75 Bathrooms

- Oversized lot



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MORE
REALTY

FINANCING

Description	
Sales Price	\$340,000
% Down	5.0%
Loan Amount	\$323,000
Term/Due	30 years - 360/360
Interest Rate	7.625%
APR*	8.539%

30 Year Conv

Fixed Rate	
\$340,000	
3.5%	
\$333,842	
30 years - 360/360	
7.500%	
8.346%	

30 Year FHA

Fixed Rate	
\$340,000	
0.0%	
\$347,310	
30 years - 360/360	
7.500%	
7.979%	

30 Year VA**

Fixed Rate	
\$340,000	
0.0%	
\$347,310	
30 years - 360/360	
7.500%	
7.979%	

CASH TO CLOSE

Down Payment	\$17,000
Closing Costs	\$4,214
Prepays/ Impounds	\$2,944
Total Cash	\$24,158

\$11,900	
\$4,890	
\$2,708	
\$19,498	

\$0	
\$1,801	
\$2,750	
\$4,550	

HOUSING EXPENSES

Loan P & I	\$2,286
Taxes, Ins & MI	\$501
Total Monthly	\$2,787

\$2,334	
\$401	
\$2,735	

\$2,428	
\$248	
\$2,677	

* Annual Percentage Rate
** Must be Veteran, Active Duty, Reservist, National Guard or surviving spouse.



The examples above are for illustrative purposes only. Examples assume good credit history. Minimum FICO 720. Please contact us for a personalized rate quote. All loan requests are subject to credit approval as well as specific program requirements and guidelines. For some programs, income and property restrictions may apply. Information is subject to change without notice. This is not an offer for an extension of credit or a commitment to lend. Cash reserves may be required. If an escrow (impound) account is established for the payment of real estate taxes and/or homeowners insurance, your payment may be higher.

