



WASHINGTON CAPITAL

39 BRAND NEW LUXURY CONDOMINIUMS FOR SALE

**NEW
CONDOS**



5016 BAKMAN AVE, NORTH HOLLYWOOD, CA 91601

Available Condos:

2 & 3 Bedrooms with 2.5 Bathrooms

SPECIAL FINANCING IN PLACE

WHY pay rent if you can own with \$1,800 per month or less?

Centrally located in the North Hollywood Arts District, Bakman Court is a 39 unit condominium complex. 14 split-level townhomes and 25 two bedroom units are available.



NEW Condominiums Available

Notable Features:

- 3 Bedroom / 2.5 Bathroom
- 2 Bedroom / 2.5 Bathroom
- 2 Bedroom with Den
- 1,420 to 1,647 Square Feet
- Private Patios & Balconies
- Recreation Room with Equipment
- Two Elevators
- Large Private Storage Room
- Tile and Stone Work
- Kitchen Work / Walk-In Closets
- Secured Parking Spaces
- Lankershim Arts/Retail District
- Special Financing Packages
With 3.50% and 10.0% Down
FHA Approval Pending



For sales and financing information call: **Washington Capital**

Ronnie

(818) 288-3099

Serge

(818) 288-8207

Brad

(818) 288-1973

www.washingtoncapital.com



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SPECIAL FINANCING PACKAGE & EXAMPLE

FINANCE EXAMPLE

Sales Price: \$426,000
 Down Payment: (min 10%) \$42,600

First Mortgage: \$319,500
 Interest Rate: 5.250%
 Type: FIXED
 Payment, (Principal + Interest): \$1,764

Second Mortgage: \$63,900
 Interest Rate: 7.00% FIXED
 Term: 2 YEARS
 Payment: **NO PAYMENT**
 Principal and Interest due at Maturity



Washington Capital has prepared
3 SIMPLE LOAN PLANS
 Each plan is structured based on different
 down payments and other requirements;
 of course these are only suggested and do
 not represent a loan approval.

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Example Unit Purchase Price	Plan Type	Down Payment %	Down Payment \$	Interest Rate	Total Minimum Payment (P&I)
\$426,000	Plan (1)	3.5%	\$14,910 *	5.500%	\$2334.12
\$426,000	Plan (2)	20%	\$85,200 **	5.250%	\$1881.91
\$426,000	Plan (3)	10%	\$42,600 ***	5.250%	\$1764.29

Example Unit Purchase Price	Plan Type	Down Payment %	Down Payment \$	Interest Rate	Total Minimum Payment (P&I)
\$495,000	Plan (1)	3.5%	\$17,325 *	5.500%	\$2712.19
\$495,000	Plan (2)	20%	\$90,000 **	5.250%	\$2186.00
\$495,000	Plan (3)	10%	\$49,500 ***	5.250%	\$2050.00



* Subject to FHA loan & full income verification. Minimum credit score 620
 ** Minimum 20% down payment
 *** Subject to terms and conditions. Special Plan (Ask for details)

All rates & terms are subject to change without notice
 Equal Housing Opportunity.

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