



WASHINGTON CAPITAL

45 BRAND NEW LUXURY CONDOMIUMS FOR SALE

**NEW
CONDOS**



991 S ARAPAHOE ST. LOS ANGELES, CA 90006

Available Condos:

2 & 3 Bedrooms with 2 & 2.5 Bathrooms

SPECIAL FINANCING IN PLACE

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



NEW Condominiums Available

Notable Features:

- 3 Bedroom / 2.5 Bathroom
- 2 Bedroom / 2 Bathroom
- 1376 to 1804 Square Feet
- Private Patios & Balconies
- Recreation Room
- Two Elevators
- Living Room Hardwood Floors
- Granite Counter Tops
- Kitchen Tile Work
- Walk-In Closets
- Prime Location
- Close to Shops and Services
- Special Financing Packages
With 3.50% and 10.0% Down



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

K.C.
(213) 272-2424

Julie
(213) 798-7555

www.washingtoncapital.com



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SPECIAL FINANCING PACKAGE & EXAMPLE

FINANCE EXAMPLE

Sales Price:	\$445,000
Down Payment: (min 10%)	\$44,500
First Mortgage:	\$333,750
Interest Rate:	5.375%
Type:	FIXED
Payment, (Principal + Interest):	\$1,869
Second Mortgage:	\$66,750
Interest Rate:	7.00% FIXED
Term:	2 YEARS
Payment:	NO PAYMENT
Principal and Interest due at Maturity	



Washington Capital has prepared **THREE 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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Unit #504	Purchase Price	Plan Type	Down Payment %	Down Payment \$	Interest Rate	Total Minimum Payment (P&I)
	\$445,000	Plan (1)	3.5%	\$15,575 *	5.500%	\$2574.00
	\$445,000	Plan (2)	20%	\$89,000 **	5.375%	\$1993.50
	\$445,000	Plan (3)	10%	\$44,500 ***	5.375%	\$1869.00
Unit #201	Purchase Price	Plan Type	Down Payment %	Down Payment \$	Interest Rate	Total Minimum Payment (P&I)
	\$572,000	Plan (1)	3.5%	\$20,020 *	5.500%	\$3309.40
	\$572,000	Plan (2)	20%	\$114,400 **	5.375%	\$2562.43
	\$572,000	Plan (3)	10%	\$57,200 ***	5.375%	\$2402.28

* 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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991 S. Arapahoe St. Los Angeles, CA

45 Units

Unit Number	Bed & Bath	Living Area (ft ²)	Balcony (ft ²)	Total Area (ft ²)	Price
201	3 & 2.5	1804	422	2,226	\$572,000
202	3 & 2.5	1802	151	1,953	\$563,000
203	3 & 2.5	1749	734	2,483	\$559,000
204	2 & 2	1382	321	1,703	\$429,000
205	2 & 2	1376	452	1,828	\$439,000
206	2 & 2	1384	211	1,595	\$429,000
207	2 & 2	1388	346	1,734	IN ESCROW
208	2 & 2	1376	557	1,933	IN ESCROW
209	2 & 2	1387	445	1,832	\$448,000
301	3 & 2.5	1804	169	1,973	\$550,000
302	3 & 2.5	1802	148	1,950	\$546,000
303	3 & 2.5	1749	123	1,872	\$539,000
304	2 & 2	1382	153	1,535	\$389,000
305	2 & 2	1376	195	1,571	\$389,000
306	2 & 2	1384	163	1,547	SOLD
307	2 & 2	1388	250	1,638	SOLD
308	2 & 2	1376	147	1,523	SOLD
309	2 & 2	1387	152	1,539	SOLD
401	3 & 2.5	1804	169	1,973	\$564,000
402	3 & 2.5	1802	148	1,950	\$560,000
403	3 & 2.5	1749	123	1,872	\$555,000
404	2 & 2	1382	153	1,535	\$424,000
405	2 & 2	1376	195	1,571	\$424,000
406	2 & 2	1384	163	1,547	IN ESCROW
407	2 & 2	1388	250	1,638	SOLD
408	2 & 2	1376	147	1,523	IN ESCROW
409	2 & 2	1387	152	1,539	\$430,000
501	3 & 2.5	1804	169	1,973	IN ESCROW
502	3 & 2.5	1802	148	1,950	\$581,000
503	3 & 2.5	1749	123	1,872	\$575,000
504	2 & 2	1382	153	1,535	\$445,000
505	2 & 2	1376	195	1,571	\$445,000
506	2 & 2	1384	163	1,547	\$446,000
507	2 & 2	1388	250	1,638	IN ESCROW
508	2 & 2	1376	147	1,523	IN ESCROW
509	2 & 2	1387	152	1,539	\$455,000
601	3 & 2.5	1804	169	1,973	IN ESCROW
602	3 & 2.5	1802	148	1,950	\$599,000
603	3 & 2.5	1749	123	1,872	\$594,000
604	2 & 2	1382	153	1,535	\$469,000
605	2 & 2	1376	195	1,571	\$469,000
606	2 & 2	1384	163	1,547	IN ESCROW
607	2 & 2	1388	250	1,638	IN ESCROW
608	2 & 2	1376	147	1,523	\$476,000
609	2 & 2	1387	152	1,539	\$480,000

Buyer to verify all information above. These are estimates.



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