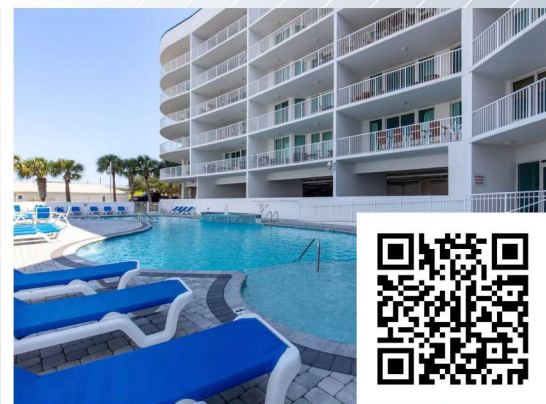




\$649,000 2BD/2.5BA at The Pass

27501 Perdido Beach Blvd, Orange Beach



Unit 203 at The Pass is a rare opportunity to own in one of Orange Beach's most sought-after low-density waterfront communities. Priced at \$649,000, this spacious 1,500 square foot residence is offered fully furnished and turnkey and is listed below recent comparable sales at approximately \$433 per square foot, making it one of the best values currently available in the building. Enjoy Gulf views from across the street along with panoramic views of Bayou St. John, Robinson Island, Bird Island, and the constant parade of charter boats and sport fishing vessels heading to and from Perdido Pass from your spacious private balcony—an ideal place to relax and take in Orange Beach's coastal beauty. The Pass offers a more private ownership experience with exceptional amenities, including a private sandy beach on the bayou, indoor and outdoor pools, and a prime location within

Financing Notes	PR Or 2ndHm 7/6 ARM	Investment 7/6 ARM	PR & 2ndHm 15 Yr Fixed
Sales Price	\$649,000	\$649,000	\$649,000
% Down	20.00%	25.00%	20.00%
First Loan	\$519,200	\$486,750	\$519,200
Term	30 Years	30 Years	15 Years
Rate	6.375%	7.125%	7.250%
APR*	6.885%	7.058%	7.337%

CASH TO CLOSE			
Down Payment	\$129,800	\$162,250	\$129,800
Closing Costs	\$5,147	\$5,066	\$5,147
Prepays/Impounds	\$3,546	\$3,551	\$3,559
Total \$ Required	\$138,493	\$170,867	\$138,506

HOUSING EXPENSE			
First Loan P & I	\$3,239	\$3,279	\$4,740
Taxes, Ins & MI	\$567	\$567	\$567
Total Monthly Pmt	\$3,806	\$3,846	\$5,307

*APR = Annual Percentage Rate

Years	Rate	Payment
1-7	6.375%	\$3,239
8-30	11.375%	\$5,092

SOFR - 5% 1st Adj CAP plus 3.000% margin. 5% 1st adjustment, 1% periodic & 5% lifetime CAP's.

Fully indexed rate is 7.307% with a payment of \$3,562.

Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Years	Rate	Payment
1-7	7.125%	\$3,279
8-30	12.125%	\$5,054

SOFR - 5% 1st Adj CAP plus 3.000% margin. 5% 1st adjustment, 1% periodic & 5% lifetime CAP's. Fully indexed rate is 7.307% with a payment of \$3,339. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.



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Rates effective 07/2/26. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.

