

\$465,000

105 N Lloyd Street
Burgaw, NC 28425



COLDWELL BANKER

SEA COAST
ADVANTAGE



Property Description:

Welcome to 105 N Lloyd Street, featuring "The Emerson" by McAdams Homes! Nestled in the heart of Pender County, this Brand New Construction 4 Bedroom | 3.5 Bath home (with 5th bedroom/Bonus Room) is located just 25 Minutes West of Wilmington in the charming town of Burgaw, known for i...

How a 2-1 Buy down works:

- Buydown option must be paid by builder, seller or third-party
- Borrower cannot pay for buy down
- Home buyer's interest rate is lowered by 2% and 1% in years 1 and 2, respectively
- After two years, original interest rate continues for the life of the loan

SQ Feet: 2,723

Bedrooms: 4

Bath: 3.50

2-1 Buy Down Scenario Example:

\$2,642 Estimated Payment
2-1 Buy down | **Year 1**
Loan Amount: \$372,000
Principal & Interest: \$1,940
Taxes: \$502
Homeowner's Insurance: \$200
Mortgage Insurance: \$0
Monthly Savings: \$472

\$2,872 Estimated Payment
2-1 Buy down | **Year 2**
Loan Amount: \$372,000
Principal & Interest: \$2,170
Taxes: \$502
Homeowner's Insurance: \$200
Mortgage Insurance: \$0
Monthly Savings: \$242

\$3,114 Estimated Payment
2-1 Buy down | **Year 3-30**
Loan Amount: \$372,000
Principal & Interest: \$2,412
Taxes: \$502
Homeowner's Insurance: \$200
Mortgage Insurance: \$0
Monthly Savings: \$0

1) Monthly savings based on year 1 or 2 payments versus year 3. *Scenario shown used the 2-1 temporary buy down with a conventional 30 year mortgage. Scenario assumes a sales price of \$465,000 with \$93,000 down payment, 740+ credit score, Annual Percentage Rate of 6.811%, and APR fees of \$1,095. Mortgage rate for this loan will be 6.75% for the first year, 5.75% for the second year, and 4.75% for the third year which will continue for the life of the loan thereafter. Rate pulled 07/24/2025, rates change daily. Certain loan programs do not allow buy downs, additional restrictions may apply. Savings will vary. Contact your loan officer for more details. Loans are subject to borrower qualifications, including income, property evaluation, and final credit approval. Payments shown are principal and interest. The actual payment obligation will be greater.

Contact us today to learn more.



Theodore Hardeen Jr

Alpha Mortgage Advantage LLC

NMLS#: 1561175

Phone: 910-256-8999

Email:
teddy.hardeen@alphamortgage.com

6329 Oleander Drive Wilmington,
NC 28403

www.alphamortgage.com/loan-officer/teddy-hardeen



**Bailey Gordon and
Heather Miller**

Real Estate Consultants

Phone: (910) 231-4989

(910) 524-6933

Emails:
baileygordon@seacoastrealty.com
heathermiller@seacoastrealty.com

110 Dungannon Blvd Ste 100,
Wilmington, NC

WilmingtonPropertiesOnline.com



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