

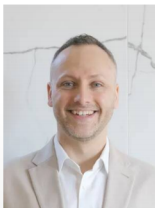


# 534 NE 67TH AVE, Portland

This North Tabor home blends original charm and character with sensible and thoughtful updates. A covered front porch and airy, west-facing deck welcome you in while also offering territorial views and sunset vistas. The floorplan is ideal for modern living featuring light-filled living and dining areas complete with classic built-ins that leads to a spacious kitchen with breakfast nook. A convenient main-floor bedroom with full bath and laundry offers flexibility and options, guest suite, home office, or multi-generational living. The upper level has great bedroom and office space for family and visitors, with the front bedrooms catching west-facing views of the hills and downtown. Enjoy peace of mind with recent major updates: double-pane windows (2016), HVAC (2022), roof and siding (2016), updated sewer line (2022), fresh interior paint, and new water heater (2026).

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Premiere Property Group, LLC

4743 NE Fremont St  
Portland OR 97213



## Financing Scenarios

Financing	FHA	VA	CONV
Notes	3.5% Down	0% Down	5% Down
Sales Price	\$499,000	\$499,000	\$499,000
% Down	3.50%	0.00%	5.00%
First Loan	\$489,961	\$509,728	\$474,050
Term	30 Years	30 Years	30 Years
Rate	5.875%	5.750%	6.375%
APR*	6.794%	6.100%	6.763%
<b>CASH TO CLOSE</b>			
Down Payment	\$17,465	\$0	\$24,950
Closing Costs	\$10,955	\$7,896	\$7,939
Prepays/Impounds	\$4,766	\$4,788	\$5,773
<b>Total \$ Required</b>	<b>\$33,186</b>	<b>\$12,684</b>	<b>\$38,662</b>
<b>HOUSING EXPENSE</b>			
First Loan P & I	\$2,898	\$2,975	\$2,957
Taxes, Ins & MI	\$685	\$464	\$622
<b>Total Monthly Pmt</b>	<b>\$3,583</b>	<b>\$3,439</b>	<b>\$3,579</b>

\*APR = Annual Percentage Rate

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Rates effective 05/1/26. This is informational only and should not be relied upon by you. Premiere Property Group, LLC is not a mortgage lender. Contact Edge Home Finance to learn more about your eligibility for its mortgage products. Corporate address: 5868 Baker Road Minnetonka, MN 55345, Edge Home Finance Corporation NMLS #891464 Financing is shown for comparison only for a purchase as a primary home. 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.