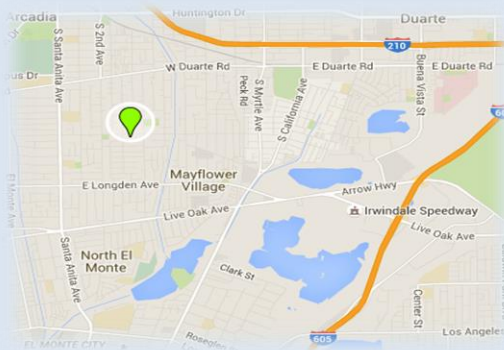


\$700,000 2nd Business Purpose Cash-Out Loan Funded - Arcadia, CA



Property Information

- **Type:** SFR
- **June 2016 BPO Value:** \$1.65Mil
- **Home S.F.** 3,253 s.f.
- **Lot Size:** 15,192 s.f.
- **BPO Value/S.F.:** \$507.22/s.f.
- **Total Bdr/Bath:** 5/4.5
- **Stories:** 2
- **Fireplaces:** 3
- **Garage:** Yes
- **In-Ground Pool:** Yes
- **Pool house:** Yes
- **Porch/Patio:** Yes
- **Year Built:** 1991
- **Occup.:** Non-Owner
- **Funding Date:** 06/16/16

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$700,000
- **Est. 1st TD Amount:** \$341,000
- **Combined Loan Amount:** \$1,041,000
- **CLTV on Est. Value:** 59.48%
- **Lender Rate:** 10.25%
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 24 months.
- **Guaranteed Interest:** 120 days
- **Prepaid Interest:** 90 days
- **Exit Strategy:** Payoff loan with business income

Investment Scenario:

Real Estate Investor and previous borrower of Mortgage Vintage looking for a cash-out to payoff existing business 2nd TD and to expand her Hollywood Production business. Subject Property is a large 5 bed, 4 bath, 3,253 s.f. SFR sitting on a large 15,192 s.f. lot located in Arcadia, CA, with easy access to the 10, 210, & 605 FWYS.

The primary quarters feature 4 bedrooms, 3.5 baths and a swimming pool. The pool-house has 1 bedroom, 1-bathroom w/ an attached garage. Property has hard wood flooring throughout, oak cabinets, open kitchen, formal living room, dining room and carpeted bedrooms.

Mortgage Vintage, Inc. was able to fund this hard money loan in Arcadia, CA, within 3 business days from receiving the signed Term Sheet.