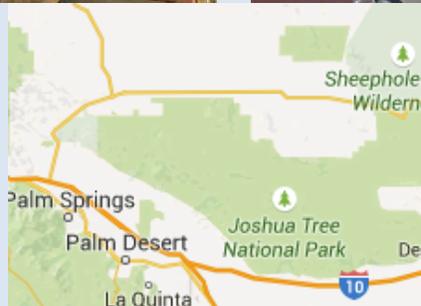


\$275,000 Cash-Out Refinance Commercial Loan Funded – Yucca Valley, CA



Property Information

- **Type:** Commercial Building – Retail Center
- **Est. Value:** \$1,060,000
- **Closing Date:** Q2 2014
- **Actual Rent:** \$5,918/mo.
- **Building S.F.:** 8,136 s.f.
- **Est. Value/s.f.:** \$130/s.f.
- **Lot Size:** 15,300 s.f.
- **Stories:** 1
- **Year Built:** 1978
- **Features:** Southwest style Commercial Retail Center located in the heart of High Desert. Building had extensive remodeling in 2003/2004.
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$275,000
- **LTV on Est. Value:** 25.94%
- **Note Rate:** 11.00%
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 2 years
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional refinance or income from the business

Loan Scenario:

Owner of Commercial Retail Building in Yucca Valley looking for cash-out to build and launch an online platform, www.buildeffective.com, for kitchen design and remodeling. Subject Property is an 8,136 sq. ft. Southwest style commercial retail center located in the heart of the High Desert. There was extensive remodeling completed in 2003/2004. Property is located in the center of town off the main highway. Property had a lot split last year and the other sister building was sold for \$795k (\$130/s.f.). Mortgage Vintage, Inc. was able to fund the loan quickly within **3 business days** from receiving the signed Term Sheet.