

\$150,000 1st TD Business Purpose Cash-Out Loan Funded – Anaheim, CA



Property Information

- **Type:** SFR
- **June 2016 BPO Value:** \$410,000.00
- **After Repair Value (ARV):** \$450,000.00
- **Monthly Projected Market Rent:** \$1,750.00
- **Gross Living Area S.F.:** 976
- **Lot Size S.F.:** 7,750
- **Exterior:** Stucco, Wood
- **Architectural Style:** Bungalow
- **Rooms:** 5 total: 2 bedrooms/1 bathroom
- **Year Built:** 1916
- **County:** Orange
- **Occup.:** Non-Owner
- **APN:** 037-082-21
- **Funding Date:** 07/12/2016

Loan Information

- **Lien Position:** 1st TD
- **New Loan Amount:** \$150,000
- **June 2016 BPO Value:** \$410,000.00
- **BPO LTV:** 36.59%
- **ARV LTV:** 33.33%
- **Lender Rate:** 9.00%
- **Guaranteed Interest:** 6 mos.
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 24 mos. (Balloon)
- **Exit Strategy:** Conventional Refinance

Investment Scenario:

Real Estate Investor looking for a cash-out to payoff business 1st TD. The subject property is a 1-story bungalow style edifice consisting of 976 s.f. on a 7,750 s.f. lot in Anaheim.

Subject property is in fair condition with some repairs needed; the kitchen and bathroom are currently being remodeled. Subject property located near schools, shopping centers, parks and other commercial attractions.

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