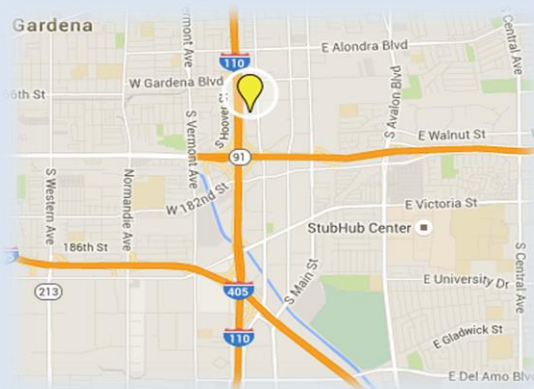


\$182,500 Business Purpose Cash-Out Loan Funded – Gardena, CA



Property Information

- **Type:** SFR
- **As-Is BPO Value:** \$365,000
- **House S.F.:** 1,296 s.f.
- **BPO Value/S.F.:** \$281.64/s.f.
- **Lot Size:** 5,429 s.f.
- **Year Built:** 1960
- **Exterior:** Stucco/Wood Trim
- **Zoning:** LAR1
- **Features:** 3 bed, 2 baths SFR located in a nice residential neighborhood in Gardena, CA with fireplace, deck/patio and wooden fence around the property
- **Occupancy:** Non-Owner
- **Funding Date:** 06/16/16

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$182,500
- **LTV on BPO Value:** 50.00%
- **Lender Rate:** 9.00%
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 24 mos. (Balloon)
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional refinance

Investment Scenario:

Real Estate Investor looking for a business purpose cash-out to finance new business venture. Subject property is a 1,296 s.f., 3 bed, 2 baths SFR in Gardena near the 91 & 110 FWY located on a low trafficked, nice residential street with easy access to the 110 & 405 FWY. Property features wood floorings, carpeted bedrooms, wood kitchen cabinetry and counters, enclosed patio and mounted central air furnace.

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