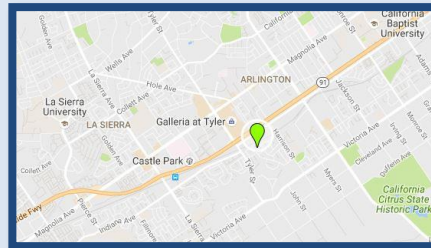


\$39,000 2ND TD Business Purpose Cash-Out Loan Funded - Riverside, CA



Property Information

- **Type:** SFR
- **July 2016 BPO Value:** \$312,500.00
- **Monthly Projected Market Rent:** \$1,500
- **Property Location:** Suburban
- **Gross Living Area S.F.:** 1,000
- **Lot Size S.F.:** 10,890 or (0.25 acres)
- **Exterior:** Stucco
- **Architectural Style:** Contemporary
- **Rooms:** 5: 3 beds/2 baths
- **Stories:** 1
- **Garage:** 690 S.F.: Attached/ 3 vehicles
- **Other Features:** Fireplace, Deck/Patio
- **Year Built:** 1979
- **County:** Riverside
- **Occup.:** Non-Owner Occ.
- **Zoning:** R1
- **Funding Date:** 07/22/16

Loan Information

- **Lien Position:** 2nd TD
- **New Loan Amount:** \$39,000
- **Estimated 1st TD:** \$149,000
- **Est. Combined Loan Amount:** \$188,000
- **July 2016 BPO Value:** \$312,500.00
- **BPO CLTV:** 60.16%
- **Lender Rate:** 11.00%
- **Gross Protective Equity over July 2016 BPO Value:** \$124,500
- **Guaranteed Interest:** 12 mos. or \$4,290.00
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 60 mos. (Balloon)
- **Exit Strategy:** Conventional Refinance

Investment Scenario:

Real Estate Investor looking for a cash-out to make repairs on subject property.

The subject property is a 1-story 1,000 S.F. SFR built on a 10,890 S.F. lot located in Riverside. The subject property is in fair condition reflecting comparable maintenance. The subject property is located within close proximity of the Galleria at Tyler Mall, Castle Amusement Park and the 91 Freeway. Schools, shopping centers and local parks and rivers are also within close range of the subject property.

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