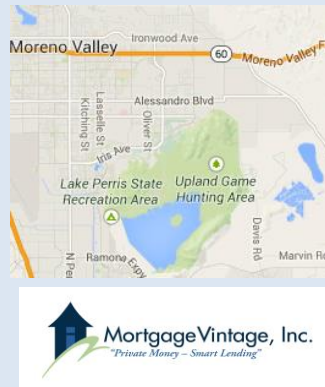


Recent Funding Transaction: \$217,750 Rental Property Purchase – Winter Park Place, Moreno Valley, CA



Property Information

- **Type:** SFR
- **Purchase Price:** \$335,000
- **Est. Rent:** \$2,500/mo.
- **Closing Date:** Q1 2014
- **Home S.F.:** 3,379 s.f.
- **Purch. Price/s.f.:** \$99.14s.f.
- **Lot Size:** 0.25 acre
- **Total Bdr/Bath:** 5/3
- **Stories:** 2
- **Fireplace:** Yes
- **Driveway:** Yes
- **Heating/Cooling:** Central AC
- **Year Built:** 2006
- **Features:** Beautiful upgraded 5 bed, 3 baths SFR with open floor plan located on a quiet street in desirable Moreno Valley Ranch community

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$217,750
- **LTV on Purch. Price:** 65.00%
- **Loan Type:** Rental Purchase
- **Borrower Interest Rate:** 10.50%
- **Lender & Broker Points:** 4.5
- **Amortization:** 40 Year amort/due in 5 years
- **Prepayment Penalty:** 180 Days Guaranteed Interest
- **Exit Strategy:** Conventional Refi

Loan Scenario:

Real Estate Investors and owners of a carpet & window cleaning company looking to purchase this stunning upgraded SFR for rental income. Subject Property is a beautiful 5 bdr, 3 baths SFR located on a quiet street in desirable Moreno Valley Ranch community. Property has a very open floor plan with plenty of windows for natural light to enter. Kitchen has new granite counter tops and tile floors. The bedrooms have granite counter tops, tile floors, large walk-in closets, fresh interior paint, new carpet and fixtures throughout. Mortgage Vintage, Inc. was able to fund the loan quickly within **3 business days** from receiving the signed Term Sheet.