

\$263,000 2nd Trust Deed Opportunity @ 11.50%



Property #1



Property #2



Property #3

3 Orange County Properties on a Single Trust Deed Investment (Blanket Mortgage)



MortgageVintage, Inc.
"Private Money - Smart Lending"

Property Information

- **Type:** SFR & Duplex
- **Appraised Value:** \$1.528Mil
 - **Pritchard St. (#1):** 1,630 s.f. duplex; 7 bed/5 baths, NOO
 - **Eastwood Ave (#2):** 2,071 s.f. SFR; 4 bed/2baths, NOO
 - **Arbor St. (#3):** 1,300 s.f; 4 bed/2 baths, NOO
- **Actual Rent:** #1 (\$3,300/mo), #2 (\$3,000/mo)
- **Year Built:** 1929; 1953; 1954
- **APN:** 030-052-09; 035-343-12; 271-043-21

Loan Information

- **Lien Position:** 2nd TD's
- **Loan Amount:** \$263,000
- **1st TD Amt:** \$655,000
- **Combined Loan Amt:** \$918,000
- **CLTV on Valuation:** 60.00%
- **Rate for Investor:** 11.50%
- **Net Payment to Investor/Mo:** \$2,546.58
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over Appraisal:** \$610,000
- **Guaranteed Interest:** 6 mos.
- **Reconveyance:** Partial reconveyance will be applied if one of the houses is sold, maintain 50% CLTV

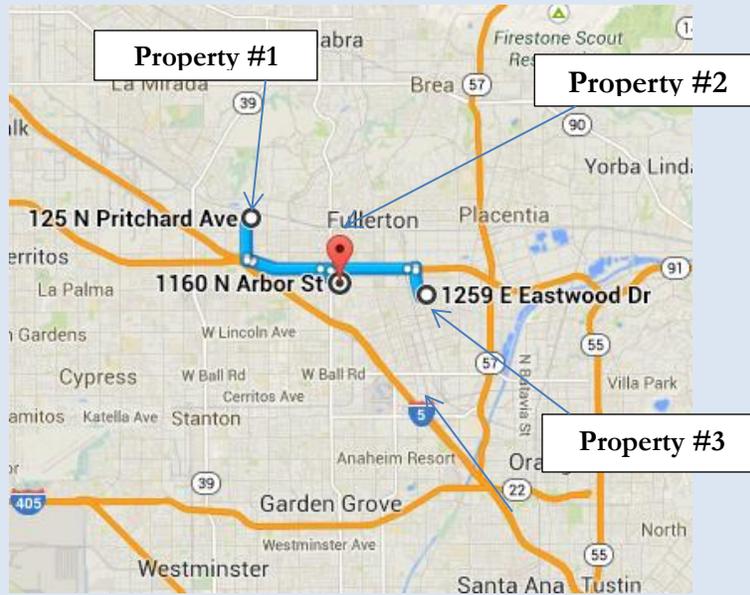
Investment Scenario:

682 Mid FICO Real Estate Investor and Rehabber looking for a cash-out to purchase additional investment properties.

Property #1 currently rented for \$3,300/mo., and Property #2 rented for \$3,000/mo. Projected rental income for Property #3 is \$2,200/mo.

Properties had May 2014 Appraisal totaling \$1.528Mil providing a 60.00% Combined Loan to Value.

Property Locations



Recent Photos