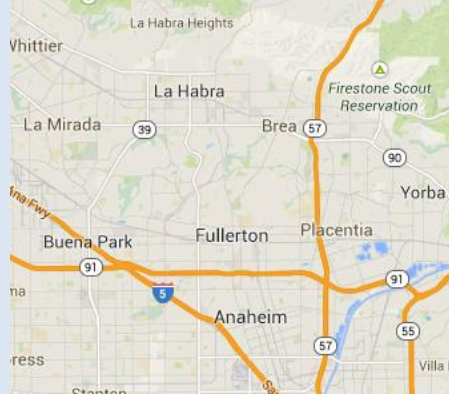


Recent Funding Transaction: \$263,000 Blanket Loan Funded Orange County, CA



Property Information

- **Type:** SFR & Duplex
- **Appraised Value:** \$1.53Mil
 - **Property #1:** 1,630 sf. Duplex; 7 bed/5 baths, NOO
 - **Property #2:** 2,071 sf SFR; 4 bed/2 baths, NOO
 - **Property #3:** 1,300 sf SFR; 4 bed/2 baths; NOO
- **Actual Rent:** \$6,300/mo
- **Closing Date:** 2Q 2014
- **Year Built:** 19229, 1953; 1954
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$263,000
- **1st TD Amt:** \$655,000
- **CLTV on Appraised Value:** 60.00%
- **Loan Type:** Business Purpose Cash-Out
- **Borrower Interest Rate:** 12.75%
- **Points:** 2.5 pts.
- **Amortization:** 40 Year amort/due in 3 years
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance

Loan 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. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.