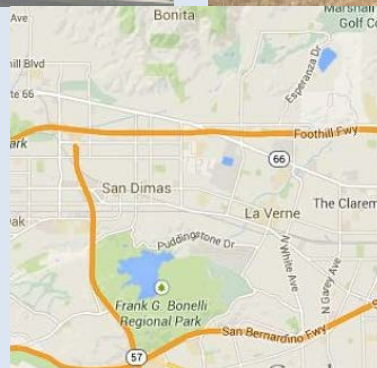


Recent Funding Transaction: \$1.0Mil Blanket Loan Funded La Verne, CA



Property Information

- **Type:** SFRs & Land
- **Appraised Value:** \$2.1Mil
 - **Salamanca (#1):** 4,893 s.f. SFR; 4 bed/4 baths, 10,464 s.f. lot, NOO; \$1.3Mil Appraised Value
 - **Vista Del Sol (#2):** 0.63 acres vacant lot with golf course view; \$800k BPO Value
- **Closing Date:** Q3 2014
- **Year Built:** 1997
- **Foundation/Exterior:** Concrete/Stucco
- **Features:** Large 4,893 sq. ft. home and 0.63 acre lot in La Verne with mountain view
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$1,000,000
- **LTV on Appraised Value:** 60.00%
- **Loan Type:** Business Purpose Cash-Out
- **Borrower Interest Rate:** 10.99%
- **Points:** 2.0 pts.
- **Amortization:** 40 Year amort/due in 3 years
- **Guaranteed Interest:** 6 mos.
- **Prepaid Principal & Interest:** 3 Mos.
- **Exit Strategy:** Conventional Refinance

Loan Scenario:

645 Mid FICO and Real Estate Investor looking for a business purpose cash-out on this luxury rental property and vacant land to expand on a currently owned assisted living facility. Subject Property #1 is a beautiful 4,893 s.f. home in the secluded and gated community of Marshall Canyon Estates in La Verne. The Property features central A/C, remodeled kitchen (granite countertops, cabinets and stainless steel appliances) and updated bathrooms. Subject Property #2 is a SFR entitled 0.63 acre vacant lot with golf course views. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.