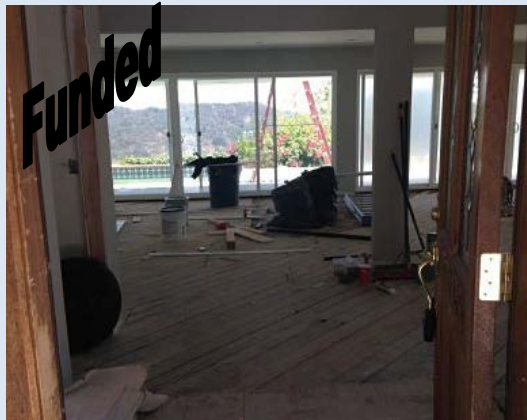


Recent Funding Transaction: \$1.5Mil Cash-Out Refinance Loan Funded – Arcadia, CA



Property Information

- **Type:** SFR
- **ARV Appraised Value:** \$2.5Mil
- **Est. Rent:** \$3,632/mo.
- **Closing Date:** Q3 2014
- **Home S.F.** 2,173 s.f.
- **Appraised Value/s.f.:** \$1,150.48/s.f.
- **Lot Size:** 19,071 s.f.
- **Stories:** 1
- **Exterior:** Wood/Stucco
- **Fireplace:** Yes
- **Pool:** Yes
- **Year Built:** 1957
- **Features:** Beautiful 3 bed/3 baths 2,173 sq. ft. home sitting on a large 19,071 sf ft. lot in Arcadia
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$1.5Mil
- **LTV on ARV Appraised Price:** 60.00%
- **Note Rate:** 11.75%
- **Loan Type:** Business Purpose Cash-Out Refi.
- **Amortization/Term:** 40 Year amort/due in 12 mos.
- **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 cash-out on this non-owner fix and flip property to complete rehab, and to buy out the other owner in a currently owned Pharmacy used to supply medicine for borrower's Pasadena based Assisted Living Facility. Subject Property is a beautiful 3 bed, 3 baths SFR with expansive views sitting on a large 19,071 sq. ft. lot in the foothills of Arcadia. Property was purchased with all cash in May 2014 for \$1.45Mil. Borrower spending \$450k on the significant Rehab. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.