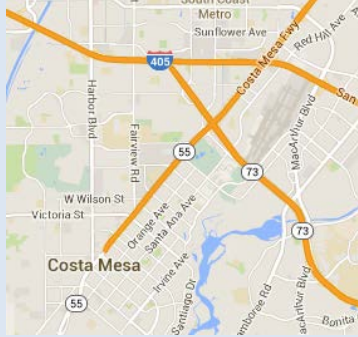


# Recent Funding Transaction: \$100,000 Cash-Out Refinance Loan Funded – Costa Mesa, CA



## Property Information

- **Type:** SFR
- **Appraised Value:** \$860,000
- **Est. Rent:** \$3,100/mo.
- **Closing Date:** Q2 2014
- **Home S.F.** 1,647 s.f
- **Est. Value/s.f.:** \$522.16/s.f.
- **Total Bed/Bath:** 3/2
- **Stories:** 1
- **Exterior:** Stucco
- **Fireplace:** Yes
- **Year Built:** 1958
- **Patio/Deck:** Yes
- **Driveway/Garage:** Yes
- **Features:** 3 bdr, 2 baths SFR located in Eastside Costa Mesa
- **Occup:** Owner Occ.

## Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$100,000
- **1<sup>st</sup> TD Amt:** \$196,000
- **Combined Loan Amt:** \$296,000
- **CLTV on Est. Value:** 34.41%
- **Note Rate:** 12.50%
- **Loan Type:** Business Purpose Cash-Out Refi.
- **Amortization/Term:** Interest-Only due in 36 mos.
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance

## Loan Scenario:

670 Mid FICO Borrower looking for cash out to fund working capital in the business. Property is a 3 bdr, 2 baths SFR located in Eastside Costa Mesa. Property has hardwood flooring throughout with tile kitchen flooring, solid wood doors, granite countertop kitchen and upgraded bathroom. Has private courtyard accessible from the kitchen, living room and bedrooms. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.