

Recent Funding Transaction: \$178,750 Rental Purchase Loan Funded – King City, CA



Property Information

- **Type:** SFR
- **Purchase Price:** \$282,000
- **Broker Price Opinion (BPO) Value:** \$275,000
- **Closing Date:** Q3 2014
- **Home S.F.:** 1,838 s.f.
- **BPO Value/s.f.:** \$149.62/s.f.
- **Lot Size:** 0.15 acre
- **Fireplace:** Yes
- **Total Bdr/Bath:** 3/2
- **Stories:** 1
- **Year Built:** 1952
- **Features:** 3 bdr, 2 baths
SFR located in King City, CA
- **Occup:** Non - Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Type:** Fix and Rent
- **Loan Amount:** \$178,750
- **LTV on BPO Value:** 65.00%
- **Borrower Interest Rate:** 11.50%
- **Amortization:** Interest Only due in 12 months
- **Guaranteed Interest:** 3 months
- **Exit Strategy:** Conventional Refi

Loan Scenario:

775 Mid FICO Real Estate Investor looking to purchase SFR for rental income. Property is a 3 bed, 2 baths SFR on a Large 0.15 acre lot with upgraded kitchen and bathroom; has wood flooring and carpet throughout. Property will be rented for \$2,000/mo. Mortgage Vintage, Inc. was able to fund the loan within 3 business days from receiving the signed Term Sheet.