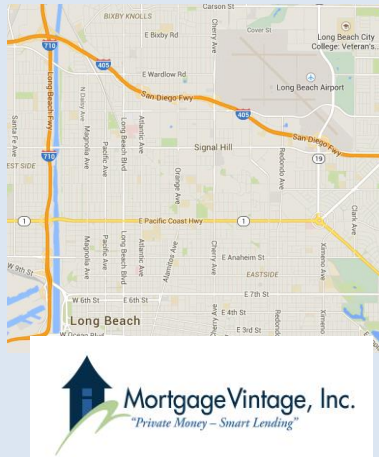


# Recent Funding Transaction: \$250,000 Cash-Out Refinance Loan Funded – Long Beach, CA



## Property Information

- **Type:** SFR
- **Broker Price Opinion:** \$440,000
- **Actual Rent:** \$1,200/mo.
- **Closing Date:** Q3 2014
- **Home S.F.** 2,291 s.f
- **BPO Value/s.f.:** \$192.06/s.f.
- **Lot Size:** 8,711 s.f.
- **Stories:** 2
- **Exterior:** Wood/Stucco
- **Zoning:** R2
- **Garage:** 2
- **Year Built:** 1919
- **Features:** 4 bdr, 2baths spacious SFR centrally located in the heart of Long Beach
- **Occup:** Non-Owner Occ.

## Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$250,000
- **LTV on BPO Value:** 56.82%
- **Note Rate:** 10.99%
- **Loan Type:** Business Purpose Cash-Out Refi.
- **Amortization/Term:** 40 Year amort/due in 12 mos.
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance

## Loan Scenario:

730 Mid FICO Real Estate Investor and previous borrower of Mortgage Vintage, Inc. looking for a cash-out to purchase additional investment properties. Subject Property is a spacious 4 bed, 2 baths 2-story SFR centrally located in the heart of Long Beach. Property has large backyard and was recently upgraded; has wood floorings and carpet, granite kitchen counter and updated bathrooms. Property is currently rented for \$1,200/mo. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.