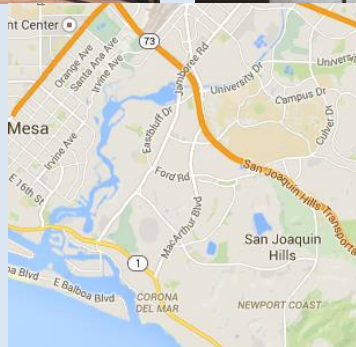


Recent Funding Transaction: \$200,000 Cash-Out Refinance Loan Funded – Corona Del Mar, CA



Property Information

- **Type:** SFR
- **AVM Valuation:** \$2.51Mil
- **Estimated Valuation:** \$2.3Mil
- **Actual Rent:** \$7,000/mo.
- **Closing Date:** Q4 2014
- **Home S.F.** 2,202 s.f
- **AVM Value/s.f.:** \$1,140/s.f.
- **Total Bed/Bath:** 4/2.5
- **Stories:** 1
- **Pool:** Yes
- **Fireplace:** Yes
- **Year Built:** 1957
- **Garage:** Yes
- **Features:** Subject Property is a beautiful 4 bdr, 2.5 baths SFR located in Corona Del Mar, CA
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$200,000
- **1st TD Amt:** \$1.03 Mil
- **Combined Loan Amt:** \$1.23 Mil
- **CLTV on AVM Value:** 49.00%
- **Note Rate:** 12.50%
- **Loan Type:** Business Purpose Cash-Out Refi.
- **Amortization/Term:** Interest-Only due in 12 mos.
- **Guaranteed Interest:** 3 mos.
- **Exit Strategy:** Conventional Refinance

Loan Scenario:

Real Estate Investor and owner of a privately held www.theglasshousereport.com employer/employee protection company looking for cash out to finance growth of the business. Subject Property is a beautiful 4 bdr, 2.5 baths SFR on a 9,148 s.f. lot located in the Irvine Terrace community in Corona Del Mar, CA. Property has open floor plan with French doors in all 4 bedrooms; tiled throughout the family room, kitchen and bathrooms. Property is currently rented for \$7k/mo. and listed on MLS for \$2.4Mil. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.