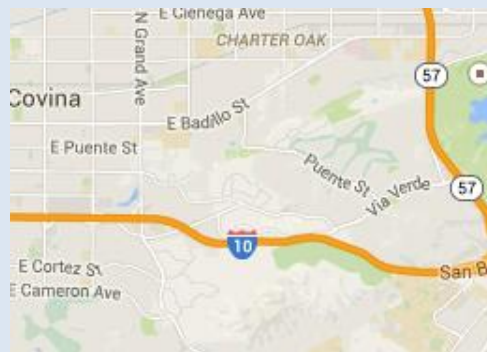
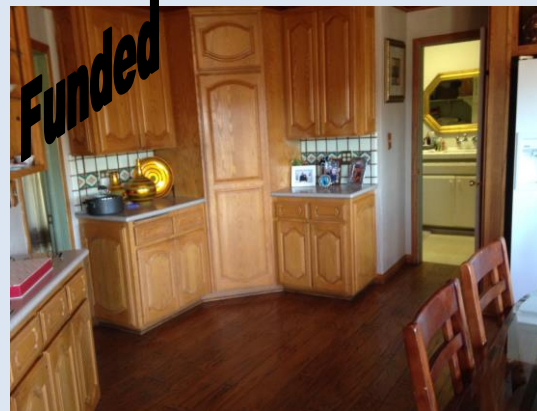


Recent Funding Transaction: \$715,000 Rental Property Purchase Loan Funded – Covina, CA



Property Information

- **Type:** SFR w/Guest House
- **Purchase Price:** \$1.1Mil
- **Actual Rent:** \$6,500/mo.
- **Closing Date:** Q4 2014
- **Home S.F.:** 4,460 s.f.
- **Total Bdr/Bath:** 5/5
- **Lot Size:** 1.53 acre
- **Stories:** 2
- **Garage/Carport:** 4/4
- **View:** Mountain
- **Fireplace:** Yes
- **Patio/Deck:** Yes
- **Driveway:** Yes
- **Year Built:** 1924
- **Features:** Large 4,460 s.f. Spanish style SFR with Guest House sitting on 1.5 acre lot located in secluded area of Covina Hills
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$715,000
- **LTV on Purch. Price:** 65.00%
- **Loan Type:** Rental Purchase
- **Borrower Interest Rate:** 10.50%
- **Amortization:** Interest Only due in 24 mos.
- **Guaranteed Interest:** 180 Days Guaranteed Interest
- **Exit Strategy:** Conventional Refi

Loan Scenario:

673 Mid FICO and Real Estate Investor purchasing this SFR to fix and keep for rental income. Borrower is putting over \$385k of own down payment cash into this purchase. Subject Property is a large 4,460 s.f Spanish-style SFR with Guest House sitting on 1.53 acre lot with 5 beds, 5 baths located in Covina Hills, CA. Property was built in 1924 but has been remodeled within the last 5 years with newer kitchen, grand living room, large wood balcony and decks. Property has panoramic view and private gates with park-like front yard. Property is currently rented for \$6,500/mo. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.