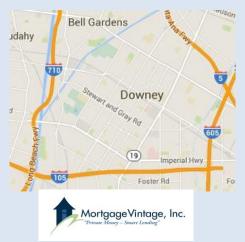
Recent Funding Transaction: \$326,400 Rental Property Purchase Loan Funded – Downey, CA





Property Information

- Type: SFR
- Estimated AVM Value: \$664,000
- Purchase Price: \$544,000
- Estimated Rent: \$2,311/mo.
- Closing Date: Q4 2014
- Home S.F.: 2,466 s.f.
- Total Bdr/Bath: 4/3
- Lot Size: 5,818 s.f.
- Stories: 2
- Garage: Attached, 2
- Fireplace: Yes
- Driveway: Yes
- Year Built: 1991
- Features: Property is a 4 bdr, 3 baths two-story SFR located in Downey, CA
- Occup: Non-Owner Occ.

Loan Information

- Lien Position: 1st TD
- Loan Amount: \$326,400
- LTV on Purch. Price: 60.00%
- LTV on AVM Value: 49.16%
- Loan Type: Rental Purchase
- Borrower Interest Rate: 10.75%
- Amortization: Interest Only due in 12 mos.
- Guaranteed Interest: 90 Days Guaranteed Interest
- Exit Strategy: Conventional Refi

Loan Scenario:

Real Estate Investor looking to purchase Bank Owned SFR for rental income. Borrower is putting in over \$200k of own cash in this investment. Subject Property is in a nice cul-de-sac and is a 4 bdr, 3 baths two-story SFR located in Downey, CA. Property is equipped with granite-like counter tops, tile floors, gas cooktop with built-in-oven. Property also features high ceilings, gas fireplace, patio with pavers and fenced backyard, bedrooms with walk-in closet and intercom system, forced air heat & central AC. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.

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