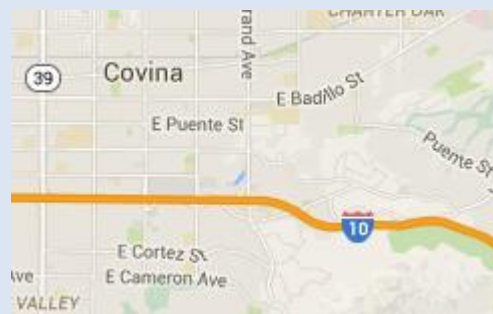


Recent Funding Transaction: \$2.0Mil Business Purpose Cash-Out Loan Funded – Covina, CA



Property Information

- **Type:** SFR + Land
- **SFR Value:** \$5.0 Mil
- **Closing Date:** Q4 2014
- **Home S.F.:** 9,149 s.f.
- **Total Bdr/Bath:** 4/6
- **Lot Size:** 3.23 acres
- **Stories:** 3
- **Garage/Basement:** Y/Y
- **View:** City/Hills
- **Fireplace:** Yes
- **Patio/Deck:** Yes
- **Driveway:** Yes
- **Year Built:** 1957
- **Pool:** Yes
- **Features:** Subject Property is a beautiful large 9,149 s.f 3-story SFR, garage and lot sitting on 3.23 acre parcel located in Covina Hills, CA
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$2.0 Mil
- **LTV on Appraised Value:** 40.00%
- **Loan Type:** Business Purpose Cash-Out
- **Borrower Interest Rate:** 11.50%
- **Amortization:** Interest Only due in 24 mos.
- **Guaranteed Interest:** 180 Days Guaranteed Interest
- **Exit Strategy:** Sell the property

Loan Scenario:

673 Mid FICO and Real Estate Investor looking for refinance on SFR to pay off existing maturing 1st TD and seller carry 2nd. Borrower working on lot split with the City and plans to sell both parcels to pay off this loan. Subject Property is a beautiful large 9,149 sf 3-story SFR sitting on 3.23 acre lot located in Covina Hills, CA. Adjacent flat 1 acre lot is ready for parcel split. SFR is 4 beds, 6 baths French estate with private gate and panoramic views. Property entrance has marble entryway with a solid iron and brass spiral staircase and hardwood floors throughout. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.