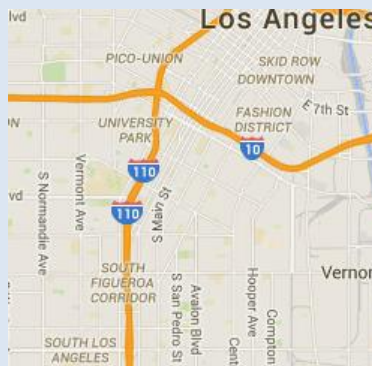


Recent Funding Transaction: \$225,550 Rental Property Purchase Loan Funded – Los Angeles, CA



Property Information

- **Type:** Mixed Use Commercial/residential
- **Purchase Price:** \$347,000
- **BPO Valuation:** \$350,000
- **Actual Rent:** \$3,500/mo.
- **Closing Date:** Q4 2014
- **Home S.F.:** 2,092 s.f.
- **Total Bdr/Bath:** 5/2
- **Lot Size:** 5,977 s.f.
- **Stories:** 1
- **Zoning:** LAC2
- **Exterior Wall:** Stucco
- **Year Built:** 1911

Features: Subject Property is 3 units, Mixed Use property located in Los Angeles.

Unit 1: Front unit (market)

Unit 2: 4 bdr, 1 bath

Unit 3: 1 bdr, 1 bath

- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$225,550
- **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:

Real Estate Investor looking to purchase Mixed Use Commercial/Residential property for fix and rent. Borrower is putting in over \$120k cash into this purchase and will fix up the property and increase rents to \$4k/mo. Subject Property is in a 3 unit, Mixed Use property located in Los Angeles. Property has a mini market in the front, a 4 bed, 1.5 baths in the 2nd unit and a 1 bed/1 bath in the back unit. Property is currently rented for \$3,500/mo providing a 7.9% cap rate on the purchase price with 35% expense ratio. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.