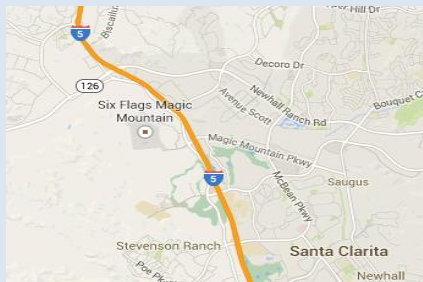


Recent Funding Transaction: \$305,000 Business Purpose Cash-Out Loan Funded – Castaic, CA



Property Information

- **Type:** SFR
- **BPO Value:** \$436,000
- **Actual Rent:** \$2,200/mo.
- **Closing Date:** Q1 2015
- **Home S.F.:** 1,638 s.f
- **Lot Size:** 4,880 s.f
- **Total Bdr/Bath:** 3/3
- **Stories:** 2
- **Garage:** Yes
- **Driveway:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1986
- **Features:** 3 bed, 3 baths
SFR located close to schools, parks and the 5 FWY
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Type:** Business Purpose Cash-Out
- **Loan Amount:** \$305,000
- **LTV on BPO Value:** 70.00%
- **Borrower Interest Rate:** 10.50%
- **Amortization:** 40 Year amort/due in 12 months
- **Guaranteed Interest:** 3 months
- **Exit Strategy:** Sell the property
- **Occup:** Non - Owner Occ.

Loan Scenario:

724 FICO Real Estate Broker, experienced rehab Investor and previous borrower of Mortgage Vintage, Inc. looking for a cash-out and extension on current maturing 1st TD. Borrower put in over \$35k of rehab in 2014 to renovate the property and has made all payments on time. Subject Property is a 3 bdr, 3 bath SFR conveniently located close to schools, parks and the 5 FWY. Mortgage Vintage, Inc. was able to fund the loan within 3 business days from receiving the signed Term Sheet.