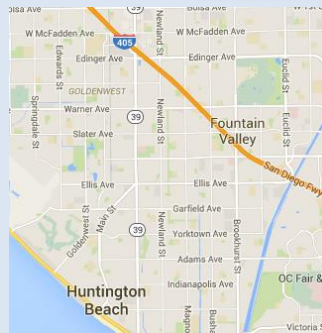


Recent Funding Transaction: \$235,500 Business Purpose Purchase – Huntington Beach, CA



Property Information

- **Type:** SFR
- **Purchase Price:** \$785,000
- **Est. Rent:** \$2,946mo.
- **Closing Date:** Q2 2015
- **Home S.F.:** 1,864 s.f.
- **Total Bdr/Bath:** 5/2
- **Lot Size:** 6,510 s.f.
- **Stories:** 2
- **Fireplace:** Yes
- **Exterior Wall:** Stucco
- **Pool/Spa:** No
- **Year Built:** 1964
- **Features:** Subject Property is a 5 bdr, 1.75 baths SFR located in Huntington Beach, CA close to the 405 & 22 FWY
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$235,500
- **LTV on Purch. Price:** 30.00%
- **Loan Type:** Business Purpose Purchase
- **Sold Rate:** 9.00%
- **Amortization:** Interest Only due in 12 months
- **Guaranteed Interest:** 180 Days Guaranteed Interest
- **Exit Strategy:** Conventional Refinance

Loan Scenario:

International Real Estate Investor and Foreign National looking to purchase SFR for rental income. Borrower is putting in over \$550k of own cash in this investment. Subject Property is a 5 bdr, 1.75 baths two-story SFR located in Huntington Beach, CA. Property is sitting on a large 6,510 s.f. lot with 4 bedrooms upstairs and one downstairs, energy efficient dual pain windows, wood style laminate flooring, ceramic tile flooring, plush carpet flooring. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.