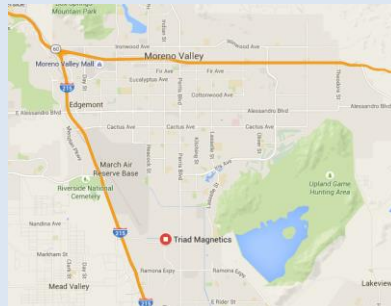


Recent Funding Transaction: \$400,000 Cash-Out Refinance Loan Funded – Perris, CA



Property Information

- **Type:** Vacant Land
- **BPO (Broker Price Opinion) Value:** \$2.6Mil
- **Closing Date:** Q2 2015
- **Lot Size:** 11.17 Acres, 486,565 s.f.
- **Zoning:** Residential Lot
- **Features:** 11.17 acre site in Perris, CA.
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$400,000
- **LTV on BPO Value:** 15.38%
- **Sold Rate:** 11.00%
- **Loan Type:** Business Purpose Cash-Out Refi.
- **Amortization/Term:** Interest Only due in 2 years
- **Guaranteed Interest:** 6 mos.
- **Prepaid Interest:** 6 mos.
- **Exit Strategy:** Pay off with the sale of another investment property or construction loan

Loan Scenario:

Real Estate Investor and Land Developer looking for a bridge loan to fund permits and entitlements for the site. The site has water, power and sewage. The area has recently seen a flurry of large big box distribution center leases and purchases including Home Depot, Lowes and Amazon.com. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.