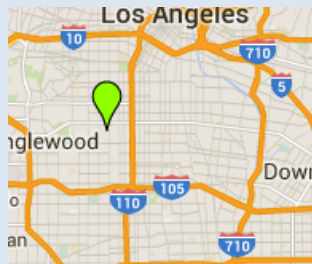


Recent Funding Transaction: \$195,000 Business Purpose Cash-Out Loan Funded – Los Angeles, CA



Property Information

- **Type:** SFR
- **BPO Value:** \$285,000
- **Est. Rent:** \$1,982/mo.
- **Closing Date:** Q3 2015
- **Home S.F.:** 1,063
- **Total Bdr/Bath:** 2/1
- **Lot Size:** 5,200 s.f.
- **Stories:** 1
- **Fireplace:** Yes
- **Driveway:** Yes
- **Year Built:** 1929
- **Features:** 2 bed, 1 bath 1,063 s.f. SFR located close to the 110 & 105 FWY in Los Angeles, CA
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$195,000
- **LTV on BPO Value:** 68.42%
- **Loan Type:** Business Purpose Cash-Out
- **Lender Rate:** 10.50%
- **Amortization:** Interest Only due in 36 mos.
- **Guaranteed Interest:** 180 Days Guaranteed Interest
- **Prepaid Interest:** 3 mos.
- **Exit Strategy:** Sell the property

Loan Scenario:

Real Estate Investor looking for a cash out on SFR in Los Angeles to improve and renovate the subject investment property. Subject Property is a 2 bdr, 1 bath 1,063 s.f. Spanish style SFR located close to the 110 & 105 FWY. Property currently has tile roofing and detached car garage. Borrower plans to put in \$25k to renovate the property, install kitchen, cabinets, floorings, re-paint interior and upgrade bathroom fixtures. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.