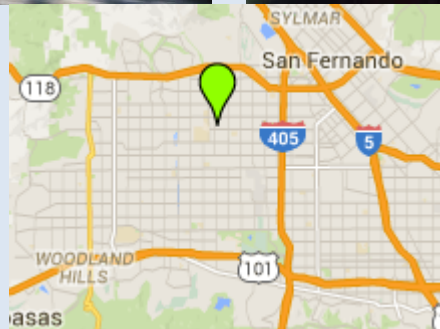


# Recent Funding Transaction: \$520,000 Fix and Flip Loan Funded – Northridge, CA



## Property Information

- **Type:** SFR
- **Purchase Price:** \$800,000
- **ARV:** \$1.15Mil
- **Closing Date:** Q3 2015
- **Home S.F.:** 3,674 s.f
- **Lot Size:** 0.38 acre
- **Total Bdr/Bath:** 4/4
- **Stories:** 1
- **Driveway:** Yes
- **Garage:** 2
- **Swimming Pool:** Yes
- **Year Built:** 1963

**Features:** Traditional SFR with pool and fireplace. Average condition. Needs paint.

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

## Loan Information

- **Lien Position:** 1st TD
- **Loan Type:** Fix and Flip
- **Loan Amount:** \$520,000
- **LTV on Purch. Price:** 65.00%
- **Lender Rate:** 9.00%
- **Amortization:** Interest Only due in 12 months
- **Guaranteed Interest:** 3 months
- **Exit Strategy:** Sell the property

## Loan Scenario:

Real Estate Investor and Doctor with 718 FICO looking for a business purpose loan to fix and flip this SFR in Northridge. Subject Property is a beautiful pool home with 4 bdr., 4 baths 3,674 s.f. SFR sitting on a large 16,328 s.f lot located in Northridge, CA. Open floor plan in most sought after area of the San Fernando Valley. Great potential with ARV of \$1.15 Mil. Mortgage Vintage, Inc. was able to fund the loan within 3 business days from receiving the signed Term Sheet.