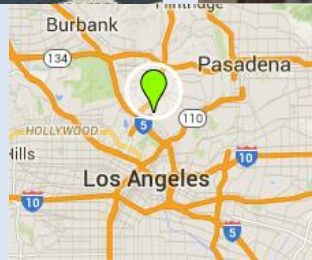


\$140,000 Business Purpose Cash-Out Loan Funded – Los Angeles, CA



Property Information

- **Type:** Residential Duplex
- **Est. Lender Valuation:** \$700,000
- **Closing Date:** Q2 2016
- **Total Bdr/Bath:** 6/4
- **Home S.F.:** 2,128 s.f.
- **Lot Size:** 7,598 s.f.
- **Est. Value/s.f.:** \$328.95/s.f
- **Year Built:** 2007
- **Features:** Residential Duplex located in Los Angeles with 6 bedr. and 4 baths, close to the 5 FWY, schools, restaurants and the Los Angeles State Park
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$140,000
- **CLTV on Est. Value:** 64.42%
- **Lender Rate:** 11.00%
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 12 mos.
- **Guaranteed Interest:** 6 mos.
- **Prepaid Interest:** 3 mos.
- **Exit Strategy:** Sell the property

Loan Scenario:

Borrower looking for a cash-out to purchase additional investment properties. This subject property is a multi-level style Residential Duplex with 6 bedrooms, 4 bathrooms sitting on a large 7,598 sf lot. Property features hardwood floors throughout with tiled kitchen and dining area. Property has 4 attached enclosed garages. Property is fully occupied and currently rented for \$3,600/month. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.