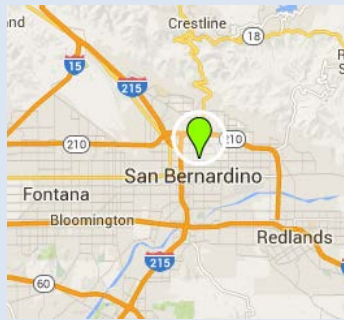
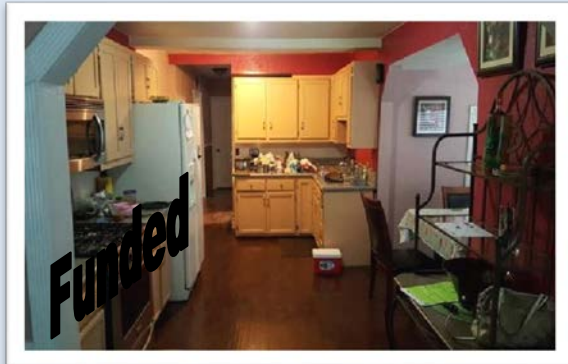


\$110,500 Business Purpose Cash-Out Loan Funded – San Bernardino, CA



Property Information

- **Type:** SFR
- **BPO Valuation:** \$170,000
- **Closing Date:** Q2 2016
- **Total Bdr/Bath:** 4/2
- **Home S.F.:** 1,114 s.f.
- **Lot Size:** 7,750 s.f.
- **BPO Value/s.f.:** \$152.61/s.f
- **Year Built:** 1922
- **Features:** Contemporary single-story, recently remodeled and permitted SFR fenced 7,750 s.f. lot with 1,114 square feet of living space near the 215 and 210 freeways in the Inland Empire
- **Occup:** Non-Owner Occ.

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$110,500
- **LTV on BPO Value:** 65.00%
- **Lender Rate:** 10.00%
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 36 mos.
- **Guaranteed Interest:** 6 mos.
- **Funds Control:** \$10k
- **Prepaid Interest:** 3 mos.
- **Exit Strategy:** Sell the property

Loan Scenario:

Self-Employed Borrower looking for cash-out to complete remodel on subject property and purchase additional investment property. Subject property is a 7,750 s.f. fenced lot (0.18 acre) with 4 bedrooms/2 bath SFR located in the Inland Empire. Subject property is located near schools, parks, shopping centers and the 215 and 210 freeways. Owner has owned the house as a rental and decided to remodel and add square footage. Mortgage Vintage, Inc. was able to fund this hard money loan in San Bernardino within 3 business days from receiving the signed Term Sheet.