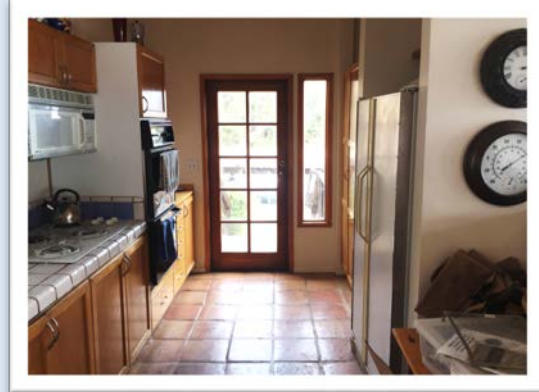


\$400,000 1st TD Business Purpose Cash-Out Loan Funded – Malibu, CA



Property Information

- **Type:** SFR
- **Sep 2016 BPO Value:** \$1.8Mil
- **Gross Living Area S.F.:** 2,639
- **Lot Size S.F.:** 9,946
- **Exterior:** Wood
- **Architectural Style:** Traditional
- **Bed/Baths:** 3/2
- **Patio/Deck:** Yes
- **Driveway:** Yes
- **Location:** Rural
- **Other Features:** Panoramic view of Pacific Ocean; Fireplace
- **Below Grade Rooms Adding Value:** 2 bedrooms, 1 bath, semi-kitchen, Main room & enclosed sun/deck
- **Year Built:** 1989
- **County:** Los Angeles
- **Occup.:** Non-Owner Occ.
- **Zoning:** LCRA20
- **Closing Date:** Q4 2016

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$400,000
- **Sep 2016 BPO Value:** \$1.8Mil
- **LTV:** 22.22%
- **Lender Rate:** 8.00%
- **Guaranteed Interest:** 6 mos.
- **Prepaid Interest:** 12 mos.
- **Loan Type:** Business Purpose Cash-Out
- **Borrower FICO:** 617
- **Amortization/Term:** Interest Only due in 24 mos. (Balloon)
- **Exit Strategy:** Conventional Refinance

Investment Scenario:

617 FICO Borrower/Retired Camarillo, CA, resident, is seeking a hard money loan to make improvements on subject property. Borrower has experience in property management as he was in this industry for approximately 15 years. Borrower plans to pay off existing 1st lien during this transaction.

Subject property is an SFR in Malibu, CA, consisting of 2,639 S.F. of gross living area situated on 9,946 S.F. lot. Subject features a beautiful panoramic view of the Pacific Ocean and City lights, 3 bedrooms, 2 baths, large driveway leading up to the subject property and located within close proximity to the Pacific Ocean, shopping, schools and local parks. Subject is in a highly desirable Malibu Hills area. Mortgage Vintage, Inc., was able to fund this hard money loan in Malibu, CA within 3 business days from receiving the signed Term Sheet.