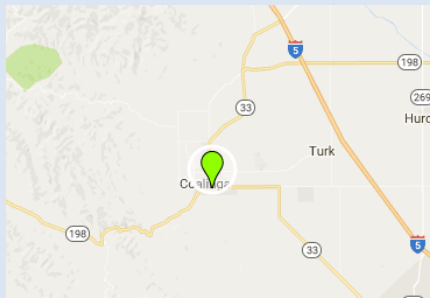


\$87,750 Business Purpose Purchase Loan Funded – Coalinga, CA



Property Information

- **Type:** SFR
- **Subject Property Purchase Price:** \$76,000
- **Subject Property September 2016 BPO Value:** \$100,000
- **Total Valuation:**
 - Coolidge St.: \$100,000
 - E. Houston St.: \$35,000\$135,000
- **Home S.F.:** 1,102 s.f.
- **Lot Size:** 7,000 s.f.
- **Year Built:** 1939
- **Exterior:** Wood
- **Bed/Baths:** 2/1
- **Garage:** Detached/1 vehicle
- **Occup.:** Non-Owner Occ.
- **Closing Date:** Q4 2016

Loan Information

- **Lien Position:** 1ST TD
- **Loan Amount:** \$87,750
- **LTV on Total Value:** 65.00%
- **Lender Rate:** 11.25%
- **Loan Type:** Business Purpose Purchase
- **Amortization/Term:** Interest Only due in 36 mos. (Balloon)
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional refinance

Investment Scenario:

658 FICO borrower with stable employment history and real estate investor purchased SFR in Coalinga for investment purposes.

Subject Property is a 2 bed/1 bath, 1,102 s.f. Ranch Style SFR, sitting on a 7,000 s.f. lot in Coalinga. The Cross-Collateral Property is a 2 bed/1 bath, 660 s.f. SFR sitting on a 4,033 s.f. lot. Both properties are within close proximity to the New Coalinga Municipal Airport, the 5/33/198 FWYS, shopping, and the RC Baker Memorial Museum. Mortgage Vintage, Inc., was able to fund this hard money loan in Coalinga, CA, within 3 business days from receiving the signed Term Sheet.