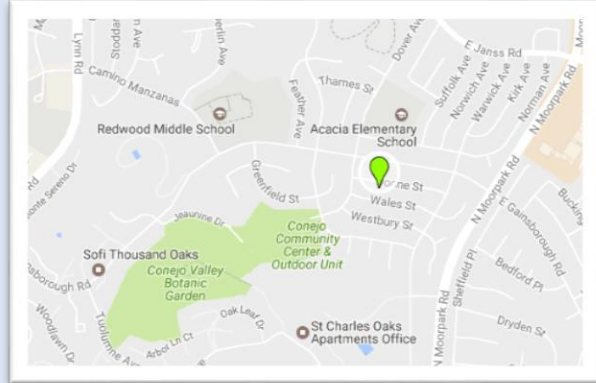


Recently Funded Transaction: \$55,000 2nd TD Thousand Oaks, CA



74 Doone Street, Thousand Oaks, CA 91360



Property Information

- **Type:** Single Family Residence
- **Feb. 2017 Broker Price Opinion (BPO) Value:** \$680K
- **Home S.F.:** 2,385 sf
- **BPO Value/s.f.:** \$285.12/s.f.
- **Lot Size S.F.:** 9,146 sf (.21 acres)
- **Bedrooms:** 5
- **Bathrooms:** 2
- **Stories:** 1
- **Garage:** 2 Car Attached
- **Exterior Wall:** Stucco
- **Property Style:** Ranch
- **Year Built:** 1962
- **Occupancy:** Owner Occ.
- **APN:** 524-0-034-015

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$55,000
- **Est. Existing 1st TD Loan Amount:** \$399,000
- **Combined Loan Amount:** \$454,000
- **CLTV on BPO Value:** 66.76%
- **Lender Rate:** 11.00%
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** Int. Only/48 mos.
- **Gross Protective Equity over BPO Value:** \$226,000
- **Guaranteed Int.:** 12 mos.
- **Prepaid Interest:** 3 mos.

Investment Scenario

Self-employed Borrower seeking a business purpose cash out to expand his 35-year-old software business.

Subject is a detached SFR located in the Shadow Oaks tract of central Thousand Oaks. Subject overall condition is good. Surrounding properties exhibit generally good pride of ownership, and are well maintained. Subject in generally good condition overall. A rear addition off the dining area is in place (approx. 275 sq. ft.) - currently in use as a home office.

Mortgage Vintage, Inc. was able to fund this hard money loan in Irvine, CA, within 3 business days from receiving the signed Term Sheet.