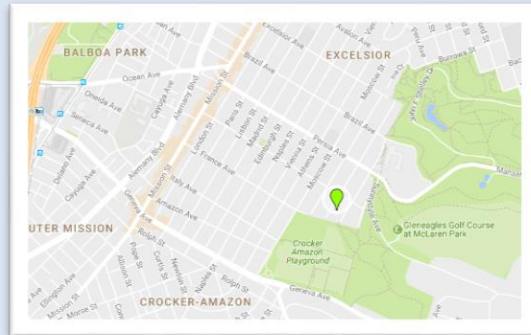


Recently Funded Transaction: \$165,000 1st TD San Francisco, CA



339 Prague Street, San Francisco, CA 94112



Property Information

- **Type:** Single Family Residence
- **Broker Price Opinion (BPO):** \$670,000
- **Home S.F.:** 875 sf
- **BPO Value/s.f.:** \$765.71/sf
- **Lot Size S.F.:** 2,495 sf
- **Total Rooms:** 4
- **Bedrooms:** 2
- **Bathrooms:** 1 bath
- **Stories:** 1
- **Garage:** Attached: 1 car
- **Architectural Style:** Contemporary
- **Exterior Wall:** Stucco
- **Year Built:** 1951
- **APN:** 37-6283-011-01

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$165,000.00
- **LTV on BPO Value:** 24.627%
- **Lender Rate:** 9.00%
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** 60 mos
- **Gross Protective Equity over Appraised Value:** \$505,000.00
- **Guaranteed Int.:** 6 mos.
- **Prepaid Interest:** 6 mos

Investment Scenario

Self-employed borrower sought a business purpose cash out to payoff 1st mortgage and expand her security and notary business.

Subject is a contemporary 1-story, 2 bedrooms 1 bath Single Family Residence located in San Francisco. The Property measures 875 sf of gross living area, and is situated on a 2,495 sf lot. Property is close to the 280 and 101 freeways, park and resides on a dead-end street. Property features a 1 car attached garage.

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