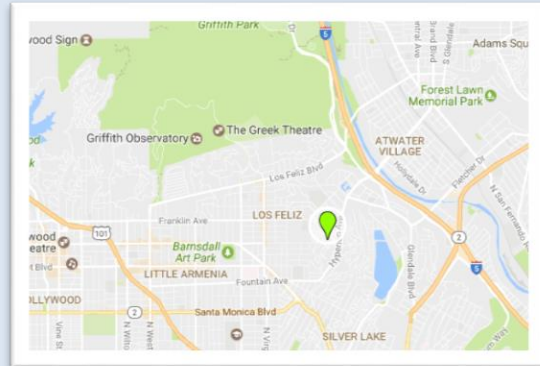


# Recently Funded Transaction: \$250,000 3<sup>rd</sup> TD Los Angeles, CA



2266 N. Ronda Vista Drive, Los Angeles, CA 90027



## Property Information

- **Type:** Single Family Residence
- **Feb. 2017 Appraised Value:** \$1.65M
- **Home S.F.:** 2,494 sf
- **Appraised Value/s.f.:** \$661.59/s.f.
- **Lot Size S.F.:** 13,503.6
- **Total Rooms:** 6
- **Bedrooms:** 2
- **Bathrooms:** 2.5 bath
- **Stories:** 1
- **Garage:** Attached: 2 car
- **Architectural Style:** Traditional
- **Exterior Wall:** Stucco
- **Year Built:** 1959
- **APN:** 5433-016-024

## Loan Information

- **Lien Position:** 3rd TD
- **Loan Amount:** \$250,000.00
- **Est. Existing 1<sup>st</sup> TD Loan Amount:** \$165,000
- **Est Existing 2<sup>nd</sup> TD Loan Amount:** \$465,000
- **Combined Loan Amount:** \$880,000
- **CLTV on Appraised Value:** 53.33%
- **Lender Rate:** 12.00%
- **Loan Type:** Business Purpose Cash Out
- **Amort./Term:** Int. Only / 36 mos.
- **Gross Protective Equity over Appraised Value:** \$770,000
- **Guaranteed Int.:** 6 mos.
- **Prepaid Interest:** 3 mos

## Investment Scenario

Successful repeat borrower sought a business purpose cash out to make some cosmetic upgrades and repairs to rental property to improve marketability and increase rents.

Subject is a traditional 1-story, 2 bdrm/2.5 ba Single Family Residence located in Los Angeles, in a residential neighborhood adjacent to a neighborhood of higher valued homes. The Property measures 2,494 sf of gross living area and is situated on a 13,503.6 sf lot.

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