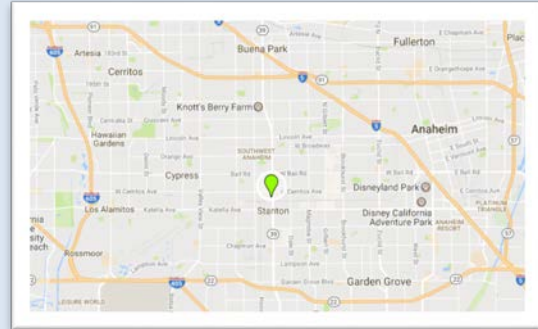


Recently Funded Transaction: \$150,000 2nd TD Stanton, CA



7910 – 7940 Main Street, Stanton, CA 90680



Property Information

- **Type:** Commercial Building – Retail Center
- **Mar. 2017 Appraised Value:** \$1,475,000
- **Clean Environmental Review**
- **Building S.F.** 7,970 sq. ft.
- **Appraised Value/s.f.:** \$185.07/s.f.
- **Lot Size:** 16,538 sq. ft
- **Building Class:** C
- **Number of Suites:** 3
- **Current Rent:** \$5,750/mo.
- **Number of Tenants:** 1
- **Floors:** 1
- **Year Built:** 1964
- **Occupancy:** Non-Owner Occ.
- **APN:** 079-332-10

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$150,000
- **Est. Existing 1st TD Loan Amount:** \$550,000
- **Combined Loan Amount:** \$700,000
- **CLTV on Appraised Value:** 47.46%
- **Lender Rate:** 10.50%
- **Monthly Payment to Lender:** \$1,312.50
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 3 years
- **Gross Protective Equity over Appraised Value:** \$775,000
- **Guaranteed Interest:** 6 mos.

Investment Scenario

617 credit score borrower sought a business purpose cash out loan to invest making improvements and repairs to the subject property.

Subject Property is a 7,970-sq. ft. commercial retail center located in the heart of the Stanton. The building offers a large retail area, several offices, conference room, kitchenette, bull pen area, 6 restrooms and a warehouse area.

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