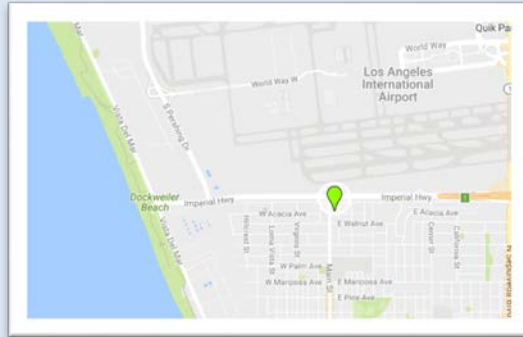


Recently Funded Transaction: \$165,000 2nd TD El Segundo, CA



945 Pepper Street, Unit 209, El Segundo, CA 90245



Property Information

- **Type:** Condominium
- **Broker Price Opinion (BPO) Value:** \$625,000.00
- **Home S.F.:** 1,175 sq. ft.
- **BPO Value/s.f.:** \$531.92/s.f.
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Floor:** 2nd Floor
- **Parking:** Subterranean
- **Property Style:** Traditional
- **Exterior Wall:** Stucco
- **Year Built:** 1982
- **Occupancy:** Non-Owner Occ.
- **APN:** 4132-019-051

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$165,000
- **Est. Existing 1st TD Loan Amount:** \$232,013
- **Combined Loan Amount:** \$397,013
- **CLTV on BPO Value:** 63.52%
- **Lender Rate:** 10.00%
- **Monthly Payment to Lender:** \$1,375.00
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** Int. Only/24 mos.
- **Gross Protective Equity over BPO Value:** \$227,987
- **Guaranteed Int.:** 18 mos.
- **Prepaid Interest:** 12 mos.

Investment Scenario

Borrower is an investor seeking a business purpose cash out to purchase an additional revenue producing investment property.

Subject is a condominium located in the heart of El Segundo. Subject overall condition is good. The property measures 1,175 sf of gross living area.

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