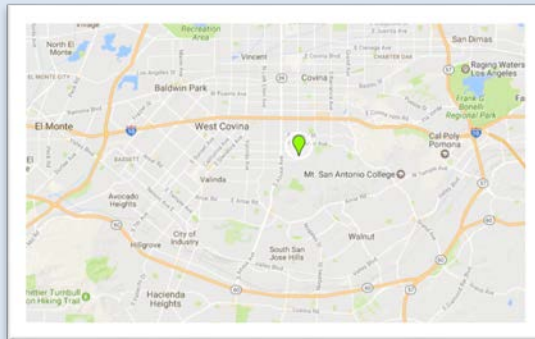
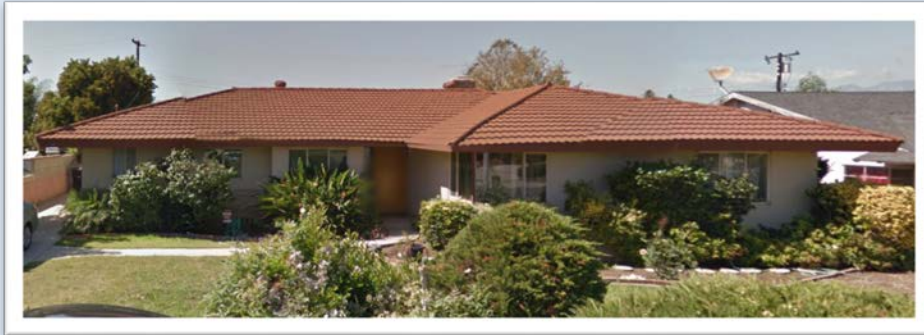


Recently Funded Transaction: \$174,000 1st TD West Covina, CA



1103 S. Shasta Street, West Covina, CA 91791



Property Information

- **Type:** Single Family Residence
- **Automated Valuation Model (AVM):** \$429,200.00
- **Home S.F.:** 1,655 sf
- **AVM Value/s.f.:** \$259.34/sf
- **Lot Size S.F.:** 8,872 sf
- **Total Rooms:** 4
- **Beds:** 2 bdrm
- **Baths:** 2 bath
- **Stories:** 1
- **Garage:** No Garage
- **Architectural Style:** Traditional
- **Exterior Wall:** Stucco
- **Year Built:** 1958
- **Occupancy:** Non-Owner Occ.
- **APN:** 8493-017-010

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$174,000.00
- **LTV on AVM Value:** 40.54%
- **Lender Rate:** 6.75%
- **Monthly Payment to Lender:** \$978.75
- **Loan Type:** Business Purpose Refinance
- **Amortization/Term:** Int. Only /12 mos
- **Gross Protective Equity over AVM Value:** \$255,200.00
- **Guaranteed Int.:** 5 mos.

Investment Scenario

Borrower sought a new 1st trust deed to payoff existing mortgage. This investment property currently rents out for \$1,840.00 per month.

Subject is a 1 story SFR with 2 bedrooms, 2 bathrooms. Property is located in West Covina. The property measures 1,655 sf on a 8,872 sf lot. The Property is centrally located next to shopping, entertainment, and good schools.

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