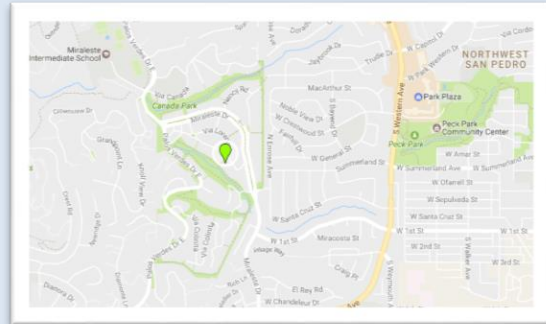


Recently Funded Transaction: \$185,000 2nd TD Rancho Palos Verdes, CA



6600 Via Siena, Rancho Palos Verdes, CA 90275



Property Information

- **Type:** Single Family Residence
- **March 2017 Broker Price Opinion (BPO):** \$1,350,000.00
- **Home S.F.:** 2,476 sf
- **BPO Value/s.f.:** \$545.23/sf
- **Lot Size S.F.:** 11,690 sf or .26 acres
- **Total Rooms:** 8
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Stories:** 2
- **Garage:** Attached 2 Car
- **Architectural Style:** Ranch
- **Exterior Wall:** Stucco
- **Year Built:** 1959
- **Occupancy:** Owner Occ.
- **APN:** 7561-006-001

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$185,000.00
- **Est. Existing 1st TD Loan:** \$296,000.00
- **Combined Loan Amount:** \$481,00.00
- **CLTV on BPO Value:** 35.62%
- **Lender Rate:** 9.50%
- **Monthly Payment to Lender:** \$1,464.58
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** Int. Only /24 mos
- **Gross Protective Equity over Market Value:** \$869,000.00
- **Guaranteed Int.:** 6 mos.

Investment Scenario

Borrower is a self-employed realtor of 30 years seeking a business purchase cash out to expand his antique selling business.

Subject is a 2 story, 4 bdrm/3 bath Single Family Residence located in Rancho Palos Verdes. The Property measures 2,476 sf of gross living area, and is situated on a .26 acre lot.

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