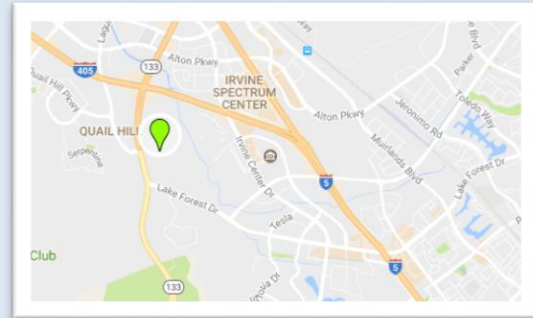


Recently Funded Transaction: \$403,310 1st TD Irvine, CA



49 Modena, Irvine, CA 92618



Property Information

- **Type:** Single Family Residence
- **List Price:** \$ 1,528,888.00
- **Market Value:** \$1,500,000
- **Home S.F.:** 2,459 sf
- **Appraised Value/s.f.:** \$610.00/sf
- **Lot Size S.F.:** 4,235 sf
- **Total Rooms:** 7
- **Bedrooms:** 4
- **Bathrooms:** 3 full bath
- **Stories:** 2
- **Garage:** Attached 2 Car
- **Architectural Style:** Mediterranean
- **Exterior Wall:** Stucco
- **Year Built:** 2013
- **APN:** 588-261-12

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$403,310.00
- **LTV on Market Value:** 26.89%
- **LTV on List Price:** 26.38%
- **Lender Rate:** 7.50%
- **Loan Type:** Consumer Bridge Loan
- **Amortization/Term:** Int. Only /11 mos
- **Gross Protective Equity over Market Value:** \$1,096,690.00
- **Guaranteed Int.:** None

Investment Scenario

Borrowers received a consumer bridge loan to close the purchase of this new home which is being built.

Subject is a 2 story, 4 bdrm/3 full ba Single Family Residence located in the gated community of Laguna Alta in Irvine. The Property measures 2,459 sf of gross living area, and is situated on a 4,235 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.