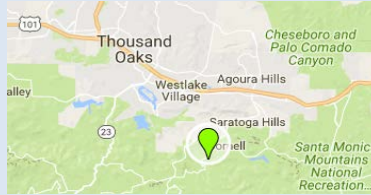


Recently Funded Transaction: \$110,000 2nd TD Cash Out Loan – Agoura Hills, CA



Property Information

- **Type:** Single Family Residence
- **April 2017 Broker Price Opinion (BPO) Value:** \$ 1.8Mil
- **Home S.F.:** 3,818 sf
- **BPO Value/s.f.:** \$471.45/sf
- **Lot Size S.F.:** 71,519 sf
- **Bedrooms:** 4
- **Bathrooms:** 4.5
- **Stories:** 2
- **Garage:** Attached 4 Car
- **Architectural Style:** Traditional
- **Exterior Wall:** Stucco
- **Year Built:** 2005
- **Features:** Panoramic views, high end landscaping, pool/spa, largest lot in tract
- **Occupancy:** Owner Occ.
- **County:** Los Angeles
- **Zoning:** Residential
- **APN:** 4464-007-023

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$110,000.00
- **Est. Existing 1st TD Loan:** \$980,000.00
- **Combined Loan Amount:** \$1.090Mil
- **CLTV on BPO Value:** 60.56%
- **Lender Rate:** 10.00%
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** Int. Only / 24 mos
- **Gross Protective Equity over BPO Value:** \$710,000.00
- **Guaranteed Int.:** 6 months
- **Prepaid Interest:** 3 months
- **Exit Strategy:** Repay loan from commissions

Investment Scenario

Borrowers were highly experienced real estate agents specializing in high end residential estate properties in the Malibu area with several multi-million dollar listings. Borrower were seeking loan to invest in real estate business for a sophisticated marketing campaign on a number of current listings.

Subject was a 2 story, 4 bdrm/4.5 ba Single Family Residence located in Agoura Hills. The Property measured 3,818 sf of gross living area, and was situated on a 71,519 sf lot (the largest lot in the tract). The Property boasted panoramic views, high end landscaping, and pool/spa.

Mortgage Vintage, Inc. was able to fund this hard money loan in Agoura Hills, CA within 3 business days.