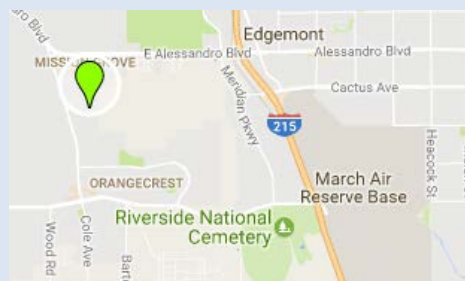


## Recently Funded Transaction: \$107,500 2<sup>nd</sup> TD Business Purpose Cash Out - Riverside, CA



### Property Information

- **Type:** Single Family Residence
- **Mar. 2017 Broker Price Opinion (BPO) Value:** \$450,000.00
- **Home S.F.:** 2,792 sq. ft.
- **BPO Value/s.f.:** \$161.17/s.f.
- **Lot Size:** 7,405 sf or .17 acres
- **Total Rooms:** 7
- **Bedrooms:** 4
- **Bathrooms:** 2.5
- **Stories:** 2
- **Garage:** 2 car with driveway
- **Architectural Style:** Contemporary
- **Exterior Wall:** Stucco
- **Year Built:** 2001
- **Features:** Fireplace, deck/patio, spa, in-ground pool
- **Occupancy:** Owner Occ.
- **County:** Riverside
- **Zoning:** Residential

### Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$107,500.00
- **Est. Existing 1<sup>st</sup> TD Loan Amount:** \$185,000.00
- **Combined Loan Amount:** \$292,500.00
- **CLTV on BPO Value:** 65.00%
- **Lender Rate:** 10.25%
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** Int. Only/36 mos.
- **Gross Protective Equity over BPO Value:** \$157,500.00
- **Guaranteed Int.:** 6 mos.
- **Prepaid Interest:** 3 mos.
- **Exit Strategy:** Refinance with conventional financing.

### Investment Scenario

This self-employed Borrower was seeking a business purpose cash out loan to invest in his growing consulting business.

Subject property is a 2 story 4 bdrm/2.5 ba single family residence located in Riverside. The Property measures 2,792 sf of gross living on a 7,405 sf lot. Property features a fireplace, nice backyard, and pool. Property conveniently located near shops and entertainment.

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