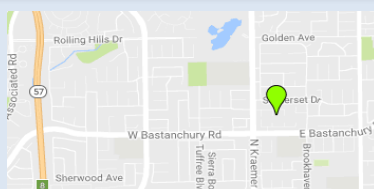


Recently Funded Transaction: \$481,000 1st TD Business Purpose Cash Out – Placentia, CA



Mortgage Vintage, Inc.
"Private Money – Smart Lending"



Crowd Trust Deed

Property Information

- **Type:** Single Family Residence
- **Estimated Valuation:** \$740,000.00
- **Home S.F.:** 3,500 sf
- **Est. Value/s.f.:** \$365.71/sf
- **Lot Size S.F.:** 7,208 sf
- **Total Rooms:** 10
- **Beds:** 5 bdrm
- **Baths:** 3 bath
- **Stories:** 2
- **Garage:** 2 Car Garage
- **Architectural Style:** Traditional
- **Exterior Wall:** Stucco
- **Year Built:** 1980
- **Features:** Formal dining, office, pool and spa, fireplace in master, vaulted ceilings, cul-de-sac
- **Occupancy:** Non-Owner Occ.
- **County:** Orange
- **Zoning:** Residential

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$481,000.00
- **LTV on Est. Value:** 65.00%
- **Lender Rate:** 8.50%
- **Monthly Payment to Lender:** \$3,407.08.
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Int. Only /12 mos
- **Gross Protective Equity over Est. Value:** \$259,000.00
- **Guaranteed Int.:** 4 mos.
- **Exit Strategy:** Sale of Property

Investment Scenario

Former and successful Mortgage Vintage borrower and experienced real estate investors were seeking a new 1st Trust Deed on free and clear investment property to purchase a 30 unit apartment building in CA.

Subject is a 2 story SFR with 5 bedrooms, 3 bathrooms. Property is located in Placentia, CA on a cul-de-sac within walking distance of great schools. The property measures 3,500 sf on a 7,208 sf lot. The Property features a formal dining room, heated pool and spa, fireplace in master, vaulted ceilings with large spacious rooms. The Property was listed for sale for \$927,000.

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