

Recently Funded Transaction: \$500,000 1st TD Purchase – Dana Point, CA



MortgageVintage, Inc.
"Private Money – Smart Lending"



CrowdTrustDeed

Property Information

- **Type:** Single Family Residence
- **Broker Price Opinion (BPO):** \$867,140.00
- **Purchase Price:** \$437K
- **Home S.F.:** 2,175 sf
- **BPO Value/s.f.:** \$365.71/sf
- **Lot Size S.F.:** 7,504 sf
- **Total Rooms:** 7
- **Beds:** 4 bdrm
- **Baths:** 2 bath
- **Stories:** 1
- **Garage:** 2 Car Garage
- **Architectural Style:** Ranch
- **Exterior Wall:** Wood and Stucco
- **Year Built:** 1962
- **Features:** Located near schools and 5 minutes from the harbor
- **Occupancy:** Non-Owner Occ.
- **County:** Orange

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$500,000.00
- **LTV on BPO Value:** 57.66%
- **Lender Rate:** 8.25%
- **Loan Type:** Business Purpose Purchase
- **Amortization/Term:** Int. Only /36 mos
- **Gross Protective Equity over BPO Value:** \$367,140.00
- **Guaranteed Int.:** 6 mos.
- **Prepaid Int.:** 3 mos.
- **Exit Strategy:** Conventional refinance

Investment Scenario

Borrower was seeking this Business Purpose Purchase loan to purchase home in Dana Point to fix up and rent.

Subject is a 1 story SFR with 4 bedrooms, 2 bathrooms. Property is located in Dana Point, CA within walking distance of great schools. The property measures 2,175 sf on a 7,504 sf lot. The Property features a large lot, close to schools and minutes from Dana Point Harbor.

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