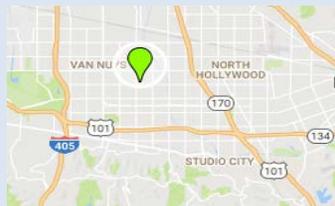


Recently Funded Transaction: \$289,000 2nd TD Business Purpose Loan - Van Nuys, CA



MortgageVintage, Inc.
"Private Money - Smart Lending"



CrowdTrustDeed

Property Information

- **Type:** Single Family Residence
- **2017 Broker Price Opinion (BPO) Value:** \$675K
- **Home S.F.:** 1,394 sf
- **BPO Value/s.f.:** \$484.22/sf
- **Lot Size S.F.:** 7,398 sf or .169 acres
- **Total Rooms:** 7
- **Bedrooms:** 3
- **Bathrooms:** 2.0
- **Stories:** 1
- **Garage:** Detached 2 Car
- **Architectural Style:** Cottage
- **Exterior Wall:** Wood and Stucco
- **Year Built:** 1949
- **Features:** Family room with fireplace, and fruit trees
- **Occupancy:** Owner Occ.
- **County:** Los Angeles
- **Zoning:** LAR1

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$289,000.00
- **Est. Existing 1st TD Loan:** \$101,000.00
- **Combined Loan Amount:** \$390,000
- **CLTV on BPO Value:** 57.78%
- **Lender Rate:** 12.00%
- **Monthly Payment to Lender:** \$2,890.00
- **Loan Type:** Business Purpose Refi - Cash Out
- **Amortization/Term:** Int. Only / 60 mos.
- **Gross Protective Equity over BPO Value:** \$285,000.00
- **Prepaid Interest:** 2 months
- **Exit Strategy:** Conventional refinance

Investment Scenario

Self-Employed Borrower who owns & operates a Theatrical Company, and successful Mortgage Vintage borrower, was looking for a 2nd TD to expand its business & for working capital.

Subject Property is a 1,394 s.f. SFR in the Valley Glen neighborhood of Van Nuys, CA, sitting on a 7,398 s.f. lot. Subject is adjacent to schools/college and just minutes away from trendy shopping, restaurants and movie theatres. Subject features a living room w/ dining area, kitchen & breakfast area, 3 bedrooms w/1 bath on one side of the house, a den w/a fireplace; off of the den is the master bed & a 3/4 bath off of a laundry room.

Mortgage Vintage, Inc was able to fund this hard money loan in Van Nuys in 3 business days.