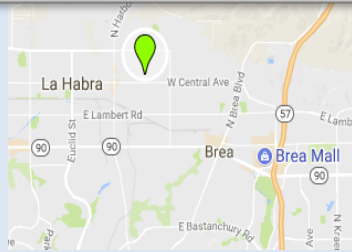


## Recently Funded Transaction: \$350,000 1st TD Business Purpose Loan – La Habra, CA



**MortgageVintage, Inc.**  
"Private Money – Smart Lending"



### Property Information

- **Type:** Single Family Residence
- **Broker Price Opinion Valuation:** \$555,000.00
- **Home S.F.:** 1,511 sf
- **Est. Value/s.f.:** \$367.31/sf
- **Lot Size S.F.:** 6,000 sf or .14 acres
- **Total Rooms:** 6
- **Beds:** 3 bdrm
- **Baths:** 2 bath
- **Stories:** 1
- **Garage:** Attached 2 Car
- **Architectural Style:** Ranch
- **Exterior Wall:** Stucco
- **Year Built:** 1958
- **Features:** Newly painted exterior
- **Occupancy:** Non-Owner Occ.
- **County:** Orange
- **Zoning:** Residential

### Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$350,000.00
- **LTV on BPO Value:** 63.06%
- **Lender Rate:** 8.50%
- **Monthly Payment to Lender:** \$2,406.25
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Int. Only / 24 mos
- **Gross Protective Equity over BPO Value:** \$205,000.00
- **Guaranteed Int.:** 6 mos.
- **Exit Strategy:** Conventional Refinance

### Investment Scenario

Former and successful Mortgage Vintage borrower and experienced real estate investors were seeking a new 1<sup>st</sup> Trust Deed on free and clear investment property to purchase a multi-unit apartment building in Pomona, CA.

Subject is a 1 story SFR with 3 bedrooms, 2 bathrooms. Property is located in the heart of La Habra, CA. The property measures 1,511 sf on a 6,000 sf lot. The exterior of the Property has newer paint giving it an updated appearance. The Property conforms well with the neighborhood and is located just blocks from the local high school.

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