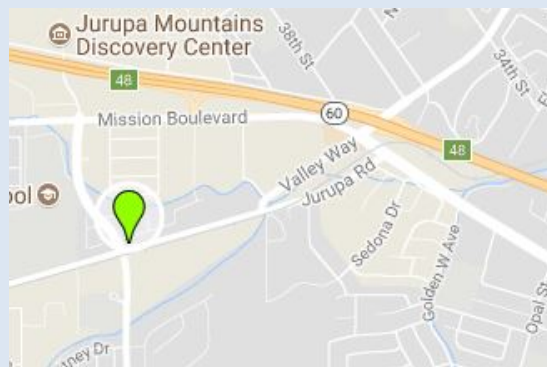


# Recently Funded Hard Money Loan for \$275,000 in Jurupa, CA



## Property Information

- **Type:** Single Family Residence
- **2017 Broker Price Opinion (BPO) Value:** \$500,000
- **Home S.F.:** 3,174 sf
- **BPO Value/s.f.:** \$157.53/sf
- **Lot Size S.F.:** 11,325 sf or .26 acres
- **Total Rooms:** 9
- **Bedrooms:** 6
- **Bathrooms:** 3 bath
- **Stories:** 2
- **Garage:** Attached 3 car
- **Architectural Style:** Contemporary
- **Exterior Wall:** Stucco
- **Year Built:** 2001
- **Occupancy:** Non-Owner Occ.
- **County:** Riverside
- **Zoning:** A1

## Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$275,000
- **LTV on BPO Value:** 55.00%
- **Lender Rate:** 8.00%
- **Monthly Payment to Lender:** \$1,833.33
- **Loan Type:** Business Purpose Cash-Out Refi
- **Amortization/Term:** Int. Only / 12 Months
- **Gross Protective Equity over BPO Value:** \$225,000.00
- **Guaranteed Interest:** 9 Months
- **Prepaid Interest:** 12 Months
- **Exit Strategy:** Conventional Refinance

## Investment Scenario

Borrower was seeking this Business Purpose Cash-Out Refi to refinance the existing first TD on this non-owner occupied investment property.

Subject property is a 2 story, single family residence located in Jurupa Valley in Riverside, CA. The Property is a 6 bdrm/3 bath home that is approx. 3,174 sf. The property boasts a large floor plan with 6 huge bedrooms, an open kitchen with Corian counters and upgraded cabinetry. The kitchen opens to a cozy family room with fireplace and view of the back yard. The backyard offers a sparkling pool with attached spa, covered patio, and a gas connected fire pit. The upstairs master retreat is very private and offers plenty of room.