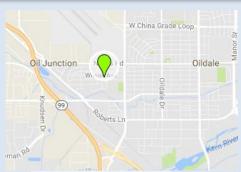
Recently Funded Hard Money Loan for \$59,150 in Bakersfield, CA









Property Information

Type: SFR

Broker Price Opinion (BPO) Value: \$95,000
Home S.F.: 1,042 sqft
BPO Value/sqft: \$91.17
Lot Size: 6,534 sqft
Total Rooms: 6
Bedrooms: 3

Bathrooms: 2Stories: 1

Garage: Detached 2 carArchitectural Style:

Contemporary

Exterior Wall: Stucco

Year Built: 1946

Occupancy: Non-Owner

Occ.

County: KernZoning: Residential

Loan Information

Lien Position: 1st TD
Loan Amount: \$59,150
LTV on BPO Value: 62.26%
Lender Rate: 12.00%

 Monthly Payment to Lender: \$591.50

 Loan Type: Business Purpose Cash-Out

 Amortization/Term: Int. Only / 24 Months

Gross Protective Equity
over BPO Value: \$35.850

Guaranteed Interest: 6

Months

Prepaid Interest: 2 Months

Exit Strategy: Sale of

Property

Investment Scenario

Previous and successful Mortgage Vintage borrower and real estate investor is seeking a \$59,150 1st mortgage to renovate and update this property in Bakersfield. \$20,000 of the loan proceeds will be held back in funds control. After completion of renovation, Borrower intends to sell property.

Subject Property is a non-owner occupied single-story, 3 BR / 2 BA SFR in Bakersfield. The home has 1,042 sqft of living space and is situated on 6,524 sqft lot. Subject property is in need of updating and general maintenance. Subject property is conveniently located near the Golden State HWY, shopping, restaurants, parks, banks and medical offices, as well as, North Beardsley Elementary School and Beardsley Junior High School.