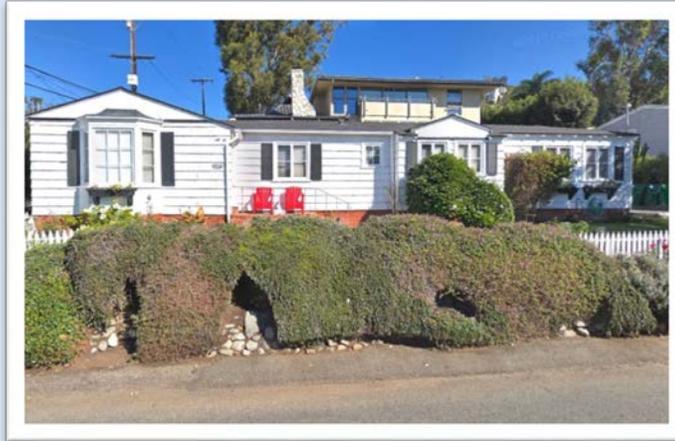


Recently Funded Hard Money Loan in Laguna Beach for \$177,500.00



Property Information

- **Type:** Single Family Residence
- **Broker Price Opinion (BPO) Value:** \$1,775,000
- **Home S.F.:** 1,594 sf
- **BPO Value/s.f.:** \$1,113.55
- **Lot Size S.F.:** 5,000 or .115 acres
- **Total Rooms:** 7
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Stories:** 1
- **Garage:** attached 1-car
- **Architectural Style:** Cottage
- **Exterior Wall:** Wood
- **Year Built:** 1932
- **Features:** fireplace, patio
- **Occupancy:** Non-Owner Occ.
- **County:** Orange
- **Zoning:** Residential
- **APN:** 644-284-01

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$177,500
- **CLTV on BPO Value:** 70.00%
- **Lender Rate:** 11.50%
- **Monthly Payment to Lender:** \$1,701.04
- **Loan Type:** Business Purpose Cash-Out Refinance
- **Amortization/Term:** Int. Only / 36 Mos.
- **Gross Protective Equity over BPO Value:** \$532,500
- **Guaranteed Int.:** 6 months
- **Prepaid Int.:** 3 months
- **Borrower Credit Score:** 765
- **Exit Strategy:** Conventional Refinance

Investment Scenario

Real estate investor, business owner and 765 FICO score borrower was seeking a cash-out 2nd TD on this owner occupied Laguna Beach property to invest back into his wireless telecom business, Saturn Holdings Limited, a Cambodian based company.

The subject property is a single-story, SFR sitting on a 5,000 sqft lot in a prime Laguna Beach location. Subject is a 1,594 sqft classically styled cottage with 7 rooms and features 4 bedrooms, 3 baths, fireplace, back patio, built-in BBQ and partial ocean view. The subject property sits just one block from Pacific Coast Highway and two blocks from Diamond Beach, Woods Cove, Cactus Point and Ruby Park. Dining, shopping, recreation, schools and parks are all within walking distance of the property.