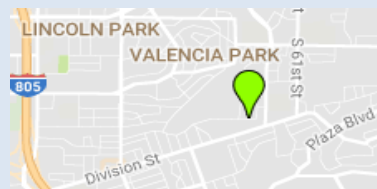


Recently Funded Hard Money Loan in San Diego for \$310,000.00



Mortgage Vintage, Inc.
"Private Money - Smart Lending"



Crowd Invest Deed

Property Information

- **Type:** SFR
- **Appraisal Value:** \$495,000
- **Home S.F.:** 2,692
- **Appraisal Value/sqft:** \$183.87/sf
- **Lot Size Acreage:** 5,193 or .119 acres
- **Total Rooms:** 10
- **Bedrooms:** 4
- **Bathrooms:** 2.5
- **Stories:** 2
- **Garage:** attached 2-car
- **Architectural Style:** Bi-Level
- **Exterior Wall:** Wood, Stucco
- **Year Built:** 1980
- **Occupancy:** Non-Owner Occ.
- **County:** San Diego
- **Zoning:** R1 - Single
- **APN:** 553-112-08-00

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$310,000
- **LTV on BPO Value:** 62.62%
- **Net LTV:** 58.71%
- **Lender Rate:** 11.00%
- **Monthly Payment to Lender:** \$2,841.66
- **Loan Type:** Business Purpose Cash-Out Refi
- **Amortization/Term:** Int. Only / 24 Months
- **Gross Protective Equity over BPO Value:** \$185,000
- **Guaranteed Interest:** 4 Months
- **Prepaid Interest:** 6 Months
- **Borrower Credit:** 466
- **Exit Strategy:** Sale

Investment Scenario

Real Estate Investor and 15-year employee with the City of San Diego was seeking a business purpose cash-out 1st TD of this non-owner occupied SFR. The property owner inherited this San Diego home in May, 2017. The loan proceeds will be used to help prepare the home for sale, payoff existing 1st and 2nd, acquire an investment property in the Temecula area and pay property taxes.

Subject is two-story SFR situated on a 5,193 sqft lot in the Alta Vista area of Encanto, 6-miles from downtown San Diego. Property has 10 rooms with 4 BR and 2.5 BA and features a large bonus room, 2 covered patio areas and 2 storage sheds. The property is located a few blocks from 805 FWY and close to schools, shopping, restaurants and parks.