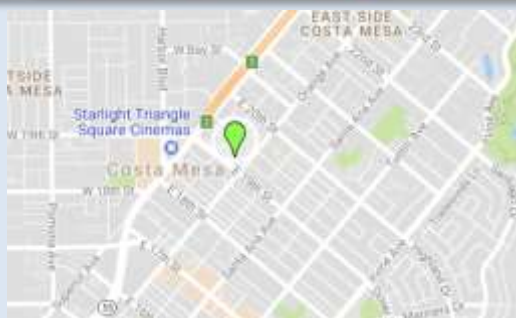


Recently Funded Hard Money Loan in Costa Mesa for \$660,000



Property Information

- **Type:** Single Family Residence
- **Purchase Price:** 1,100,000
- **Broker Price Opinion (BPO) Value:** \$1,115,000
- **Home sqft:** 1,679
- **BPO Value/sqft:** \$664.08
- **Lot Size sqft:** 6,414 or .147 acres
- **Total Rooms:** 6
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Stories:** 1
- **Garage:** de-tached 2-car
- **Architectural Style:** Bungalow
- **Exterior Wall:** Stucco/Wood
- **Year Built:** 1937
- **Occupancy:** Owner Occ.
- **County:** Orange
- **Zoning:** Residential 2-4
- **APN:** 426-031-18

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$660,000
- **LTV on Purchase Price:** 60.00%
- **LTV on BPO Value:** 59.19%
- **Lender Rate:** 9.00%
- **Monthly Payment to Lender:** \$4,950.00
- **Loan Type:** Purchase Bridge Loan
- **Amortization/Term:** Int. Only / 11 Mos.
- **Gross Protective Equity over BPO Value:** \$455,000
- **Guaranteed Int.:** None
- **Prepaid Int.:** None
- **Borrower Credit Score:** 757
- **Exit Strategy:** Payoff Loan

Investment Scenario

757 fico score borrower was beginning the process of selling his current primary residence in Huntington Beach to acquire a new permanent residence in Costa Mesa. Borrower used loan proceeds to purchase his new residence and will then payoff the loan when he sells his residence in Huntington Beach.

The subject property is a single-story bungalow style SFR sitting on a 6,414 sqft lot in the eastside of Costa Mesa. Subject is a 1,679 sqft home with 6 total rooms including 4 bedrooms and 3 baths. Part of the garage was converted into 1 BR, 1BA apartment. The garage still has space for 2-cars. The subject property is situated in near FWY 55, Newport Blvd. and 19th St in Costa Mesa. Schools, recreation, shopping, restaurants and medical facilities are all nearby.