

Recently Funded Hard Money Loan in Anaheim for \$220,000



Property Information

- **Type:** SFR
- **June 2016 BPO Value:** \$485,000
- **Monthly Projected Market Rent:** \$1,750.00
- **Gross Living Area S.F.:** 976
- **Lot Size S.F.:** 7,750
- **Exterior:** Stucco, Wood
- **Architectural Style:** Bungalow
- **Rooms:** 5 total: 2 bedrooms/1 bathroom
- **Stories:** 1
- **Other Features:** Property located in well-established neighborhood in Orange County
- **Year Built:** 1916
- **County:** Orange
- **Occup.:** Non-Owner Occ.
- **APN:** 037-082-21

Loan Information

- **Lien Position:** 1st TD
- **New Loan Amount:** \$220,000
- **BPO Value:** \$485,000
- **BPO LTV:** 36.59%
- **ARV LTV:** 33.33%
- **Rate for Investor:** 9.00%
- **Net Payment to Investor/Mo:** \$1,125.00
- **Gross Protective Equity over BPO Value:** \$260,000.00
- **Guaranteed Interest:** 6 mos.
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 24 mos. (Balloon)
- **Exit Strategy:** Conventional Refinance

Investment Scenario

Real Estate Investor was looking for a cash-out 1st TD on this investment property to make improvements and repairs to the same home.

The subject property is a 1-story bungalow style property consisting of 976 s.f. on a 7,750 s.f. lot in Anaheim. Subject property has 5 total rooms with 2 BR and 1 BA. Property is in fair condition with some repairs needed: drywall, flooring, electrical. Subject property is located near the I-5 as well as schools, shopping centers, parks and other commercial attractions.