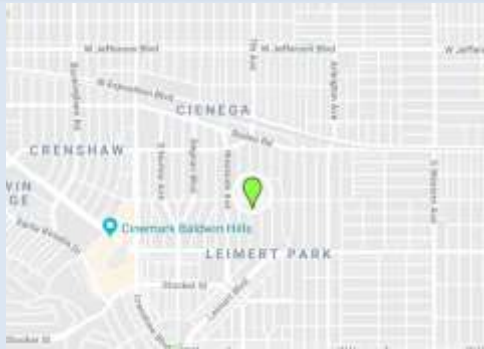


Recently Funded Hard Money Loan in Los Angeles for \$125,000



Property Information

- **Type:** Single Family Residence
- **Broker Price Opinion (BPO):** \$825,000
- **Home SF:** 1,671 sf
- **BPO Value/SF:** \$493.71
- **Lot Size SF:** 5,998
- **Total Rooms:** 7
- **Bedrooms:** 3
- **Bathrooms:** 1.5
- **Stories:** 2
- **Garage:** 2-car detached + carport
- **Architectural Style:** Bi-Level
- **Exterior Wall:** Stucco
- **Year Built:** 1939
- **Features:** Large back yard and carport
- **Occupancy:** Non-Owner Occ.
- **County:** Los Angeles
- **Zoning:** LAR1
- **APN:** 5034-007-030

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$125,000
- **LTV on BPO Value:** 15.15%
- **Lender Rate:** 6.75%
- **Monthly Payment to Lender:** \$703.13
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Int Only / 24 months
- **Gross Protective Equity over BPO Value:** \$700,000
- **Guaranteed Int.:** 6 months
- **Prepaid Interest:** 6 months
- **Borrower Credit Score:** 573
- **Exit Strategy:** Sale

Investment Scenario

Real estate investor and 30-year FedEx employee was seeking a cash-out 1st TD on this LA non-owner occupied investment property to make improvements and updates to the same property.

Property is a 2-story, 3 bedroom / 1.5 bath SFR located in Leimert Park neighborhood of Los Angeles. The property measures 1,671 sf of gross living area and is situated on a 5,998 sqft lot. Property is conveniently located near the I-10 as well as schools, restaurants, shopping, recreation and medical facilities. Property is currently rented for \$1,200/month.