

# Recently Funded Hard Money Loan in Templeton for \$210,000



## Property Information

- **Type:** SFR + Land
- **Broker Price Opinion (BPO):** \$1,200,000
- **Home S.F.:** 3,200 sf
- **BPO Value/s.f.:** \$375.00
- **Lot Size S.F.:** 35 acres
- **Total Rooms:** 9
- **Bedrooms:** 3
- **Bathrooms:** 2.5
- **Stories:** 2
- **Garage:** no garage
- **Architectural Style:** Farmhouse
- **Exterior Wall:** Wood
- **Year Built:** 2004
- **Occupancy:** Owner Occ.
- **County:** San Luis Obispo
- **Zoning:** SFR
- **APN:** 014-271-037

## Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$210,000
- **LTV on BPO Value:** 17.50%
- **Lender Rate:** 7.25%
- **Monthly Payment to Lender:** \$1,268.75
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Int Only / 60 months
- **Gross Protective Equity over BPO Value:** \$990,000
- **Guaranteed Int.:** 6 months
- **Prepaid Interest:** 3 months
- **Borrower Credit Score:** 650
- **Exit Strategy:** Conventional

## Investment Scenario

650 fico score real estate investor and long time business owner was seeking a cash-out 1<sup>st</sup> TD on this beautiful San Luis Obispo owner property to investment back into his contractors' business.

The subject property is a farmhouse style 2-story SFR with 9 total rooms, 3 bedrooms / 2.5 baths and is situated on 35 wooded acres. The home has many high-end finishes throughout and is flooded with natural light. Sitting in the midst of Central Coast wine country, our subject property is just a 20-minute drive to Cambria to the west, and, a 20-minute drive to Paso Robles to the east.