

# Recently Funded Hard Money Loan in Orange for \$132,500



## Property Information

**Type:** SFR & Commercial  
**BPO Value:** \$550,000  
**Home SF:** 800 sf  
**Appraised Value/SF:** \$687.50  
**Lot Size SF:** 6,411 or .147 acres  
**Total Rooms:** 5  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Stories:** 1  
**Garage:** no garage  
**Architectural Style:** Ranch  
**Exterior Wall:** Stucco  
**Year Built:** 1921  
**Occupancy:** Non-Owner Occ.  
**County:** Orange  
**Zoning:** Mixed Use  
**APN:** 041-142-35

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$132,500  
**Existing 1<sup>st</sup> TD:** \$226,000  
**Combine Loan Amount:** \$358,500  
**CLTV on BPO Value:** 65.18%  
**Net CLTV on BPO Value:** 64.43%  
**Lender Rate:** 10.50%  
**Monthly Payment to Lender:** \$1,159.38  
**Loan Type:** Business Purpose Refinance  
**Amortization/Term:** Int Only / 36 months  
**Gross Protective Equity over BPO Value:** \$191,500  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 3 months  
**Rental Income:** \$8,000  
**Borrower Credit Score:** 768  
**Exit Strategy:** Conventional Refi

## Investment Scenario

Previous Mortgage Vintage borrower and on-time payer was seeking a cash-out 2<sup>nd</sup> TD on this mixed-used property in Orange, CA. Funds were used as working capital for borrower's construction company, which is operated out of the SFR of the subject.

The subject is a mixed use property with SFR and commercial buildings. The subject property is 800 SF with 6 total rooms and 2 bedrooms / 2 baths. Subject sits on a large 6,411 SF lot. The property located near the 22 FWY and the I-5. Schools, shopping, restaurants, recreation and medical facilities are all located nearby. Newland Construction pays \$8,000/month in rent.