

# Recently Funded Hard Money Loan in Stockton for \$277,500



CrowdTrustDeed



MortgageVintage, Inc.

"Private Money - Smart Lending"

## Property Information

**Type:** SFR  
**BPO Value:** \$375,000  
**Home SF:** 2,533 sf  
**Appraised Value/SF:** \$148.04  
**Lot Size SF:** 7,784 or .18 acres  
**Total Rooms:** 8  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Stories:** 1  
**Garage:** 2-car garage  
**Architectural Style:**  
Contemporary  
**Exterior Wall:** Stucco/Wood  
**Year Built:** 1979  
**Features:** Skylights, Vaulted Ceilings, Fireplace, Surround Sound, Granite Counters, Office/Den, Wetbar  
**Occupancy:** Non-Owner Occ.  
**County:** San Joaquin  
**Zoning:** SFR  
**APN:** 097-520-19

## Loan Information

**Lien Position:** 1st TD  
**Purchase Price:** \$370,000  
**Loan Amount:** \$277,500  
**LTV on Purchase Price:** 75.00%  
**Lender Rate:** 9.75%  
**Monthly Payment to Lender:** \$2,254.69  
**Loan Type:** Business Purpose Purchase  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over BPO Value:** \$97,500  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 0 months  
**Market Rent:** \$2,200  
**Borrower Credit Score:** No Fico Score -  
**Exit Strategy:** Conventional Refi

## Investment Scenario

Real Estate Broker, successful real estate investor and U.S Passport holding borrower was seeking a 1<sup>st</sup> TD to purchase this Stockton, CA SFR investment property. Borrower plans to purchase this property and hold for the long-term.

The subject is contemporary style 2,533 sf SFR that sits on a large 7,784 sf lot. The subject property has 8 total rooms with 4 bedrooms, 3 bathrooms and 2-car attached garage. The subject features vaulted ceilings, skylights, fireplace, granite counters and a pre-wired surround sound as well as a fenced-in back yard. The property is located near the I-5 as well as schools, shopping, restaurants, recreation and medical facilities. Market rent for this property is \$2,200/month.