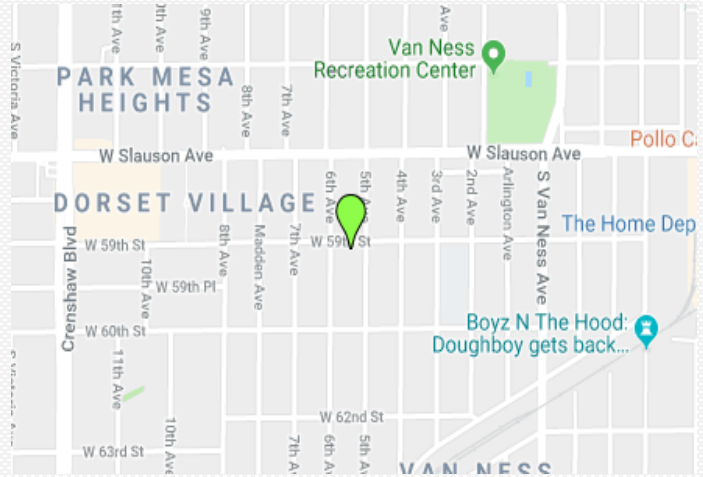


# Recently Funded Hard Money Loan in Los Angeles for \$266,500



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO) Value:** \$410,000  
**Home SF:** 892 sf  
**BPO Value/SF:** \$459.64  
**Lot Size SF:** 2,060 or .047 acres  
**Total Rooms:** 6  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Stories:** 1  
**Garage:** 1-Car Garage  
**Architectural Style:** Traditional  
**Exterior Wall:** Stucco  
**Year Built:** 1928  
**Occupancy:** Non-Owner Occ.  
**County:** Los Angeles  
**Zoning:** Residential  
**APN:** 4005-016-017

## Loan Information

**Lien Position:** 1st TD  
**Loan Amount:** \$266,500  
**LTV on BPO Value:** 65.00%  
**Net CLTV on BPO Value:** 63.21%  
**Lender Rate:** 9.50%  
**Monthly Payment to Lender:** \$2,109.79  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over BPO Value:** \$143,500  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 3 months  
**Borrower Credit Score:** 554  
**Rental Income:** \$2,250  
**Exit Strategy:** Conventional Refi

## Investment Scenario

Real estate investor was seeking a cash-out 1<sup>st</sup> TD on this non-owner occupied SFR in Los Angeles, CA to payoff existing mortgage and make repairs and upgrades to the same the property.

The subject property sits on a large 2,060 SF lot and is an 892 SF ranch style SFR located in Los Angeles County. The home has 5 total rooms with 2BR/1 BA and a 1-car attached garage. The property is centrally located in Los Angeles near schools, entertainment, restaurants, shopping, parks and medical facilities. The 110, 105, 10 & 710 freeways are a few minutes drive away.

