

Recently Funded Hard Money Loan in La Puente for \$364,000



Property Information

Type: SFR
Broker Price Opinion (BPO) Value: \$520,000
Home SF: 1,606 sf
BPO Value/SF: \$323.78
Lot Size SF: 6,106 or .14 acres
Total Rooms: 7
Bedrooms: 4
Bathrooms: 2
Stories: 1
Garage: no garage - 4 parking spots
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1954
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: LCA16000
APN: 8560-006-007

Loan Information

Lien Position: 1st TD
Loan Amount: \$364,000
Purchase Price: \$550,000
LTV on BPO Value: 70.00%
LTV on Purchase Price: 66.18%
Lender Rate: 9.25%
Monthly Payment to Lender: \$2,805.83
Loan Type: Purchase
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$156,000
Guaranteed Int.: 6 months
Prepaid Interest: 0 months
Borrower Credit Score: 514 & 699
Exit Strategy: Conventional Refi

Investment Scenario

Real estate investor was seeking a 1st TD to purchase this SFR investment property in La Puente, CA in Los Angeles County.

The subject property is a fully remodeled 1,606 sf SFR sitting on a large 6,106 sf lot with a new fence and front gate in La Puente, CA. The subject is a traditional style home with 7 total rooms and 4 BR & 2 BA. The property is close to the 10 and 605 freeways as well as schools, shopping, restaurants, recreation and medical facilities. Market rent for this property is estimated at \$2,300/month.