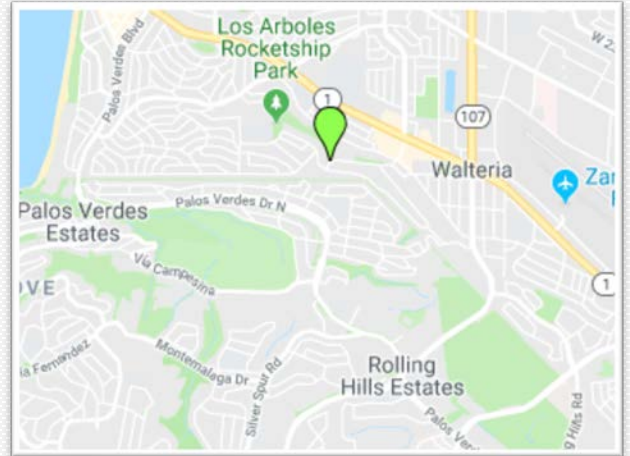


# Recently Funded Hard Money Loan in Torrance for \$750,000



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO)**  
**Value:** \$4,429,000  
**Home SF:** 1,603 sf  
**BPO Value/SF:** \$891.45  
**Lot Size SF:** 9,652 or .22 acres  
**Total Rooms:** 6  
**Bedroom:** 3  
**Bathrooms:** 1.5  
**Stories:** 1  
**Garage:** 2 cars  
**Architectural:** Cape Cod  
**Features:** Pool  
**Year Built:** 1956  
**Occupancy:** Owner Occ.  
**County:** Los Angeles  
**Zoning:** Residential  
**APN:** 7532-034-020

## Loan Information

**Lien Position:** 1st TD  
**Loan Amount:** \$750,000  
**LTV on BPO Value:** 52.48%  
**Net LTV on BPO Value:** 49.60%  
**Lender Rate:** 9.00%  
**Monthly Payment to Lender:**  
\$5,625.00  
**Loan Type:** Cash-out Refinance  
**Amortization/Term:** Int Only /  
24 months  
**Gross Protective Equity over**  
**Appraised Value:** \$679,000  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 6 months  
**Borrower Credit Score:** 497  
and 662  
**Exit Strategy:** Refinance

## Investment Scenario

Successful business owner was seeking a cash-out 1st TD on this owner occupied single family residence the Hollywood Riviera section of Torrance, CA. Proceeds from this loan were to be used to payoff an existing 1<sup>st</sup> with the excess going towards his business Motor Sports Classics. Borrower had business for over 10 years.

The subject property is a single family residence consisting of 1,603 sf, 3 bedrooms, and 2 baths. This remodeled property features spectacular panoramic views, an upgraded kitchen with Viking Professional appliances, a great room and an expansive private backyard. The Hollywood Riviera is a premiere neighborhood of the city of Torrance located close to beaches, shopping and easy access to freeways.