

Recently Funded Hard Money Loan in Agoura Hills for \$160,000



Property Information

Type: SFR
Broker Price Opinion (BPO) Value: \$1,800,000
Home SF: 3,818
BPO Value/SF: \$471.45
Lot Size SF: 71,519 or 1.64 acres
Total Rooms: 11
Bedrooms: 5
Bathrooms: 5
Stories: 2
Garage: attached 4-car
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 2005
Features: Panoramic views, high end landscaping, pool/spa, largest lot in tract
Occupancy: Owner Occ.
County: Los Angeles
Zoning: Residential
APN: 4464-007-023

Loan Information

Lien Position: 2nd TD
Loan Amount: \$160,000
Existing 1st TD: \$935,000 @ 3.75%
Combined Loan Amount: \$1,095,000
CLTV on BPO Value: 60.83%
Net CLTV on BPO Value: 60.55%
Lender Rate: 10.50%
Monthly Payment to Lender: \$1,400.00
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$705,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 643 & 650
Exit Strategy: Repay loan from commissions

Investment Scenario

Previous Mortgage Vintage borrowers and on-time payers are seeking a cash-out 2nd TD on this owner occupied SFR in Agoura Hills. Borrowers are highly experienced real estate agents specialized in high end residential estate properties in the Malibu area with several multi-million dollar listings. Borrowers were seeking a loan to invest back into their real estate business for a sophisticated marketing campaign on a number of current listings. Borrower's website is <http://www.candwoherlihy.com/>.

Subject is a 2 story, 4 bdrm/4.5 ba Single Family Residence located in Agoura Hills. The Property measures 3,818 sf of gross living area, and is situated on a 1.64 acres lot (the largest lot in the tract). The Property boasts panoramic views, high end landscaping, and pool/spa.