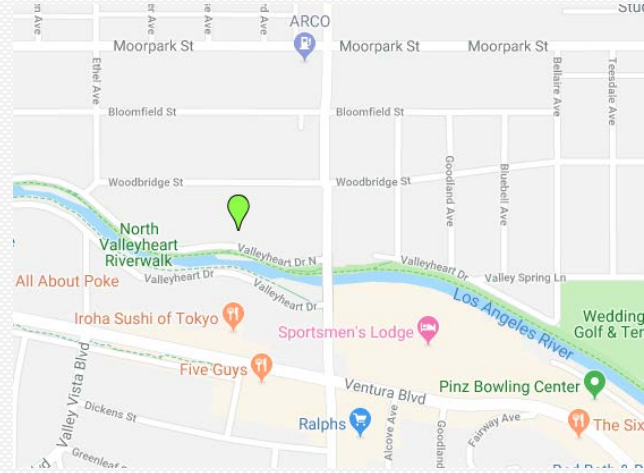


Recently Funded Hard Money Loan in Studio City for \$200,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$2,099,000
Home SF: 3,617
BPO Value/SF: \$580.31
Lot Size SF: 7,886 or .18 acres
Total Rooms: 7
Bedrooms: 4
Bathrooms: 4
Stories: 2
Garage: attached 3-car
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1991
Features: Fireplace, Deck, Patio, In-ground Pool, Spa
Occupancy: Owner Occ.
County: Los Angeles
Zoning: LAR1
APN: 2375-019-066

Loan Information

Lien Position: 2nd TD
Loan Amount: \$200,000
Existing 1st TD: \$1,155,000 @ 4.75%
Combined Loan Amount: \$1,355,000
CLTV on BPO Value: 64.55%
Net CLTV on BPO Value: 64.27%
Lender Rate: 10.50%
Monthly Payment to Lender: \$1,750.00
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$744,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 679 & 749
Exit Strategy: Payoff from sale of investment property

Investment Scenario

Borrower is long time business owner/real estate developer who was seeking a cash-out 2nd TD on this owner occupied Studio City property to invest back into two real estate projects. One SFR rehab project located at 14533 Valley Vista in Sherman Oaks, CA is coming to a close but still has expenses to be covered until the property is sold. The second is a construction project located at 498 Monrovia Ave. in Monrovia, CA and is just getting started.

The subject property is a beautiful and well maintained home in Studio City, located in LA County. The 2-story traditional style home sits on a 7,886 SF lot. Subject property has 7 total rooms and 4 BR/4 BA. The subject features a dining room, living room, family room, fireplace, enclosed patio and in-ground swimming pool/spa. The subject is near a wealth of shopping, dining and cultural activities as well as schools, recreation and medical facilities. The 101 Ventura Fwy and Hwy's 134 and 170 are just a few minutes drive away.

