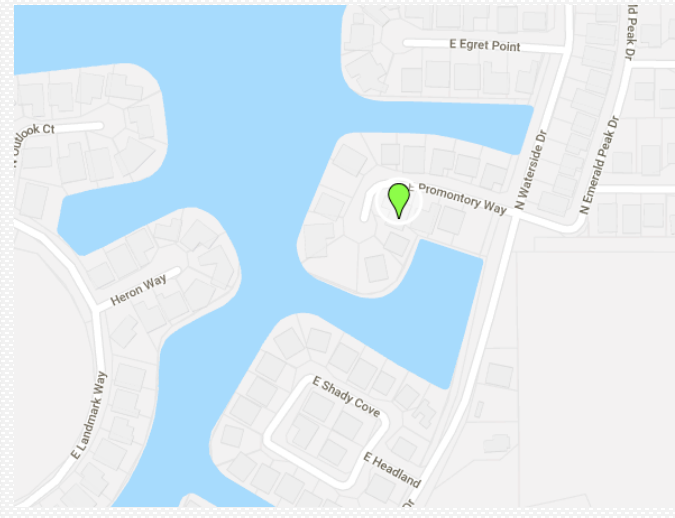


Recently Funded Hard Money Loan in Clovis for \$295,750



Property Information

Type: SFR
Broker Price Opinion (BPO) Value: \$455,000
Home SF: 2,986
BPO Value/SF: \$152.38
Lot Size SF: 10,395 or .238 acres
Total Rooms: 10
Bedrooms: 5
Bathrooms: 3.5
Stories: 1
Garage: 1-car Garage
Architectural Style: Contemporary
Exterior Wall: Stucco
Year Built: 2007
Occupancy: Owner Occ. – 2nd Home
County: Fresno
Zoning: R1
APN: 571-160-265

Loan Information

Lien Position: 1st TD
Loan Amount: \$295,750
LTV on BPO Value: 65.00%
Net CLTV on BPO Value: 63.37%
Lender Rate: 9.00%
Monthly Payment to Lender: \$2,218.13
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 36 months
Gross Protective Equity over BPO Value: \$159,250
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 633 and 742
Exit Strategy: Conventional Refi

Investment Scenario

Long time business owner orthodontist was seeking a cash-out 1st TD on this free-and-clear Clovis, CA owner occupied 2nd home to invest back into his Huntington Beach based orthodontist practice. The borrower recently began expanding human resources by adding additional dental assistants. Borrower now plans to upgrade equipment, install a new software system, augment supplies and add an additional receptionist.

The subject property is a beautiful home in a gated private community on Quail Lake in Clovis, CA. The home sits on a large 10,395 SF corner lot with a view of the lake. The subject is a contemporary style single level home with 10 total rooms and 5 BR/3.5 BA. The subject features a dining room, living room, family room, fireplace and patio. The community has 2+ miles of biking/walking trails and an Olympic sized swimming pool and a clubhouse. The subject is near shopping, schools, medical facilities, restaurants and recreation.