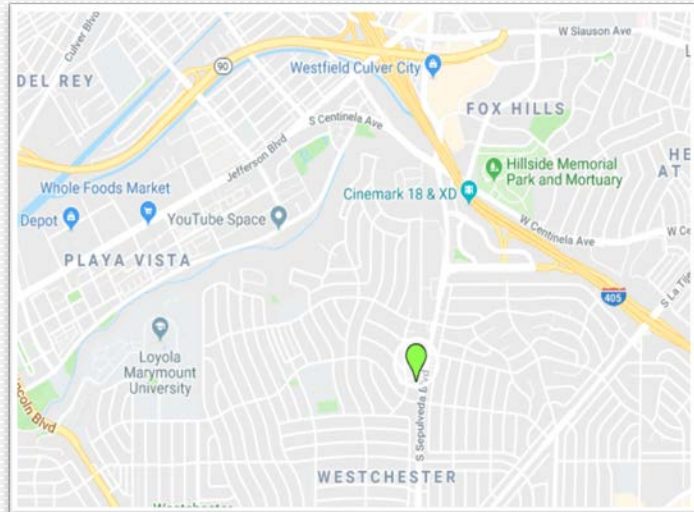


Recently Funded Hard Money Loan in Los Angeles for \$564,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$2,635,000
Home SF: 3,414 sf
BPO Value/SF: \$771.82
Lot Size SF: 11,745 or .23 acres
Total Rooms: 10
Bedrooms: 5
Bathrooms: 5
Stories: 2
Garage: 2-car attached
Exterior Wall: Stucco/Wood
Architectural Style: Traditional
Year Built: 1998
Features: Panoramic views, RV parking in back, in-ground pool/spa, fountains, koi pond, putting green, high end landscaping, rooftop deck,
Occupancy: Owner Occ.
County: Los Angeles
Zoning: LAR-1
APN: 4109-001-022

Loan Information

Lien Position: 2nd TD
Loan Amount: \$564,000
Existing 1st TD: \$936,000 @ 4.25%
Combined Loan Amount: \$1,500,000
CLTV on BPO Value: 56.93%
Net CLTV: 55.70%
Lender Rate: 10.50%
Monthly Payment to Lender: \$4,935.00
Loan Type: Cash-Out Refi
Amortization/Term: Int Only / 36 months
Gross Protective Equity over BPO Value: \$1,135,000
Guaranteed Int.: 6 months
Prepaid Interest: 6 months
Borrower Credit Score: 704 & 619
Exit Strategy: Refinance with Conventional loan or payoff from business revenue

Investment Scenario

Long time business owner was seeking a cash-out 2nd TD on this beautiful Westchester SFR in Los Angeles to payoff an existing 2nd & 3rd and cash-out for his business. Borrower owns a successful landscape company specializing in design, maintenance and construction: <http://brownlandscapeco.com/>. The loan proceeds from our MVI loan will be invested back into the landscape business in the form of manpower, vehicles and equipment.

The subject property is a beautiful and well maintained home in the Westchester area of Los Angeles. The 2-story traditional style home sits on a large 11,745 SF lot. The home itself is 3,414 SF with 10 total rooms and 5 BR/5 BA. The subject features a dining room, living room, family room, fireplace, rooftop deck with views and in-ground swimming pool/spa. The subject is close to shopping, dining and cultural activities as well as schools, recreation and medical facilities. The 405 fwy and Sepulveda Blvd are nearby as well. The kitchen is currently being remodeled and expanded. None of the funds from our MVI loan will be used for that project.

