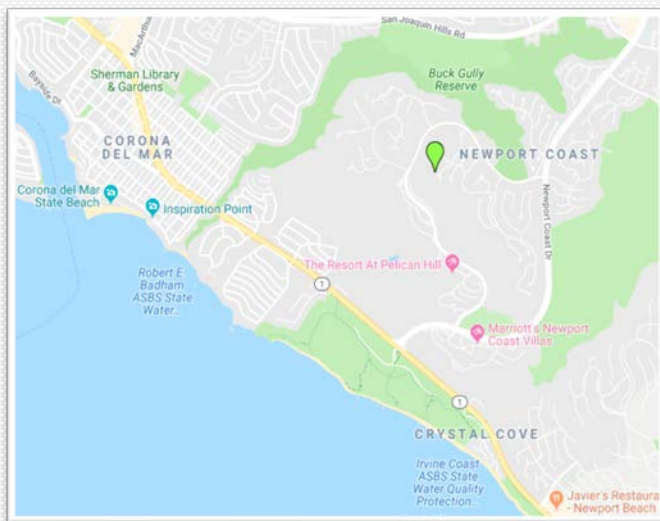


# Recently Funded Hard Money Loan in Newport Beach for \$1,250,000



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO) Value:** \$17,250,000  
**Appraised Value:** \$20.50 Mil.  
**Home SF:** 10,749 sf  
**BPO Value/SF:** \$1,604.80  
**Lot Size SF:** 22,855 or .52 acres  
**Total Rooms:** 16  
**Bedrooms:** 7  
**Bathrooms:** 6.5  
**Stories:** 3  
**Garage:** 6-car attached garage  
**Architectural Style:** Med/Spanish  
**Exterior Wall:** Stone  
**Year Built:** 2019  
**Occupancy:** Owner Occ.  
**County:** Orange  
**Zoning:** Residential  
**APN:** 473-082-57

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$1,250,000  
**Existing 1<sup>st</sup> TD:** \$8,500,000 @ 6.75%  
**Combined Loan Amount:** \$9,750,000  
**CLTV on BPO Value:** 56.52%  
**Net CLTV on BPO Value:** 56.30%  
**Lender Rate:** 12.00%  
**Monthly Payment to Lender:** \$12,500  
**Loan Type:** Cash-out Refinance  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over BPO Value:** \$7,500,000  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 3 months  
**Borrower Credit Score:** 711 & 672  
**Exit Strategy:** Sale of Property

## Investment Scenario

Long-time business owner and Medical Device Attorney was seeking a business purpose cash-out 2nd TD on this owner occupied property in the prestigious Pelican Crest Community in Newport Coast, Orange County. Proceeds from this loan will be invested back into the borrowers business for expenses related to several significant cases nearing resolution.

The subject is a recently completed 10,749 SF home with 7 BR and 6.5 BA, 6-car attached garage, movie theater, bar, office and in-ground pool and jacuzzi. The property also has spectacular unobstructed Pacific Ocean and hill views.



CrowdTrustDeed



MortgageVintage, Inc.