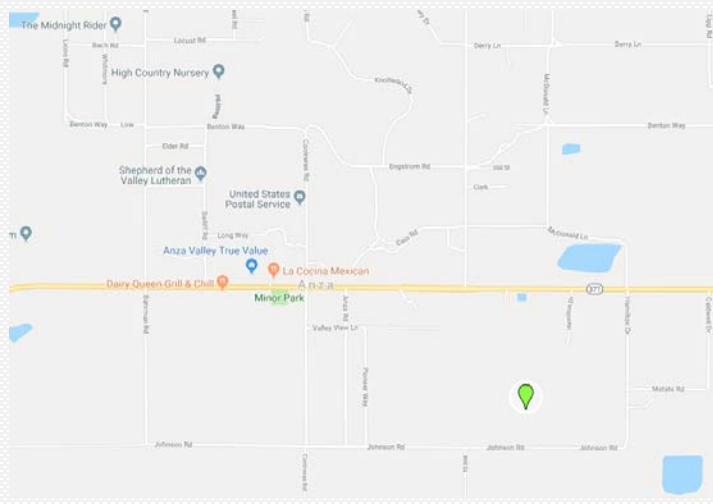


Recently Funded Hard Money Loan in Anza for \$287,000



Property Information

Type: SFR + Land
Appraised Value: \$450,000
Purchase Price: \$410,000
Home SF: 911 sf
Appraised Value/SF: \$200 (per appraisal after adjustments)
Lot Size SF: 20 acres / 871,200
Total Rooms: 5
Bedrooms: 2
Bathrooms: 1
Stories: 1
Additional Buildings: (1) 1,360 sf Metal Shop Building, (3) 46,500 sf detached Metal Warehouse Buildings
Construction: Class D
Foundation: Concrete Slab
Clear Height: 10-12 feet/story
Architectural Style: Traditional
Exterior Wall: Wood/Stucco/Metal
Year Built: 1966
Occupancy: Non-Owner Occ.
County: Riverside
Zoning: AP5 – Ag/Res
APN: 575-121-010

Loan Information

Lien Position: 1st TD
Loan Amount: \$287,000
Purchase Price: \$410,000
LTV on Purchase Price: 70.00%
LTV on Appraised Value: 63.78%
Lender Rate: 9.50%
Monthly Payment to Lender: \$2,272.08
Loan Type: Purchase
Amortization/Term: Int Only / 12 months
Gross Protective Equity over Appraised Value: \$163,000
Guaranteed Int.: 6 months
Prepaid Interest: 0 months
Borrower Credit Score: 632
Exit Strategy: Conventional Refi

Investment Scenario

Real estate investor and business owner was seeking a 1st TD to purchase this non-owner occupied SFR investment property in Anza, CA in Riverside County.

The subject property is a 911 sf 2 BR/1 BA SFR sitting on 20 acres of land in Anza. The property features a 1,360 sf Metal Shop Building as well as 3 Metal Warehouse Buildings totaling 46,500 sf. Each of these buildings sit on a concrete slab. The home itself and the buildings have deferred maintenance which the borrower plans to address with his own funds after the close of escrow. Anza is located on HWY 371 near Paradise Corner between Temecula and Palm Springs. The borrower does have preliminary interest from a prospective cannabis-use tenant.

