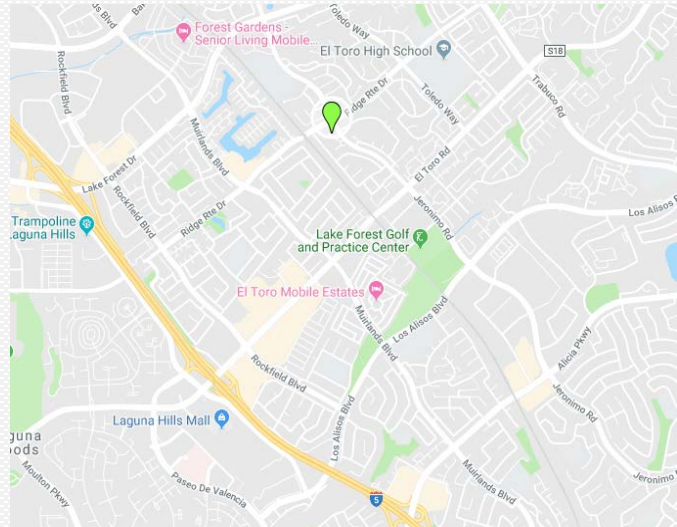


Recently Funded Hard Money Loan in Lake Forest for \$518,000



Property Information

Type: Single Family Residence
Appraised Value: \$740,000
Home SF: 2,028 sf
Appraised Value/SF: \$364.89
Lot Size SF: 4,560 SF/0.105 acres
Rental Income: \$3,500/month
Total Rooms: 7
Bedrooms: 4
Bathrooms: 2
Stories: 1
Garage: 2-car attached
Architectural Style: Traditional
Exterior Wall: Wood
Year Built: 1968
Features: Fireplace, updated kitchen and bath
Occupancy: Non-Owner Occ.
County: Orange
Zoning: Residential
APN: 614-081-09

Loan Information

Lien Position: 1st TD
Loan Amount: \$518,000
LTV on Appraised Value: 70.00%
Net LTV on Appraised Value: 68.25%
Lender Rate: 9.00%
Monthly Payment to Lender: \$3,885
Loan Type: Business Purpose
Amortization/Term: Int Only / 36 months
Gross Protective Equity over Appraised Value: \$222,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 686
Exit Strategy: Conventional Refinance

Investment Scenario

Business owner and long time property owner seeking this business purpose loan to refinance existing first on this investment property and to invest in his insurance business.

The subject property is a traditional style 1-story home in Lake Forest. The home has 7 total rooms with 4 BR and 2 BA and is 2,028 SF and sits on 4,560 SF lot. The property is currently being rented for \$3,500/month. The property is near shopping, schools and has easy freeway access.

