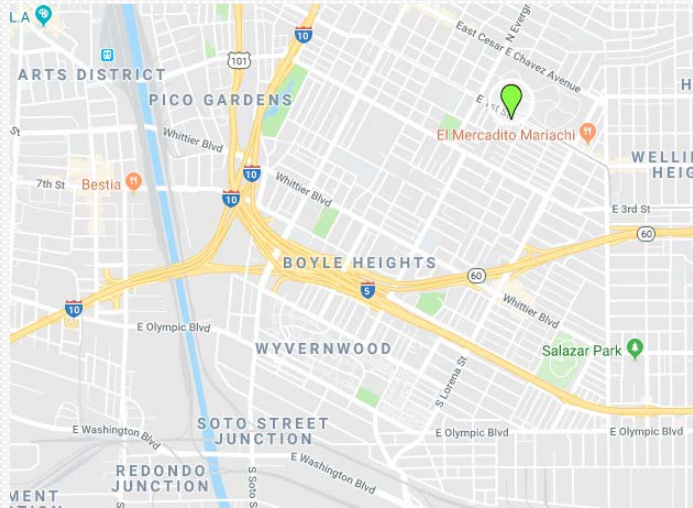


Recently Funded Hard Money Loan in Los Angeles for \$175,000



Property Information

Type: Duplex
Broker Price Opinion (BPO)
Value: \$665,000
Home SF: 2,832
BPO Value/SF: \$234.82
Lot Size SF: 6,179 or .142 acres
Total Rooms: 11
Bedrooms: 6
Bathrooms: 3
Stories: 2
Garage: no garage, driveway parking
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1903
Occupancy: Owner Occ.
County: Los Angeles
Zoning: LAC2
APN: 5179-006-002

Loan Information

Lien Position: 2nd TD
Loan Amount: \$175,000
Existing 1st TD: \$246,477 @ 4.75%
Combined Loan Amount: \$421,477
CLTV on BPO Value: 63.38%
Net CLTV on BPO Value: 60.86%
Lender Rate: 11.00%
Monthly Payment to Lender: \$1,604.17
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$243,523
Guaranteed Int.: 9 months
Prepaid Interest: 6 months
Rental Income: \$1,800
Borrower Credit Score: 627
Exit Strategy: Conventional Refinance

Investment Scenario

Business owner is seeking a cash-out 2nd TD to invest back into a real estate investment business owned with her husband. Funds from our loan will be used for investing in distressed properties.

The subject is a 2 story, 6 BR/3 BA Duplex located in the Boyle Heights neighborhood of Los Angeles. The property measures 2,832 sf of gross living area, and is situated on a 6,179 sf lot. The lower unit is 3 BR & 2 BA and the upper unit is 3 BR & 1 BA. The subject is centrally located to the 10, 5 & 60 freeways as well as shopping, parks, schools and medical facilities. The upper unit is leased for \$1,800/month.