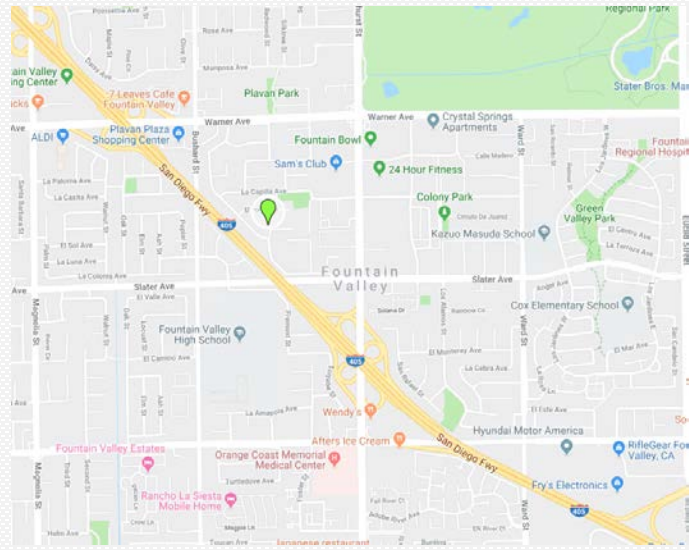


# Recently Funded Hard Money Loan in Fountain Valley for \$200,000



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO)**  
**Value:** \$895,000  
**Home SF:** 2,239  
**BPO Value/SF:** \$399.73  
**Lot Size SF:** 8,190 or .19 acres  
**Total Rooms:** 7  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Stories:** 2  
**Garage:** 3-car attached  
**Architectural Style:** Traditional  
**Exterior Wall:** Stucco  
**Year Built:** 1967  
**Occupancy:** Owner Occ.  
**County:** Orange  
**Zoning:** Residential  
**APN:** 167-102-17

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$200,000  
**Existing 1<sup>st</sup> TD:** \$350,000  
**Combined Loan Amount:** \$550,000  
**CLTV on BPO Value:** 61.45%  
**Net CLTV on BPO Value:** 60.75%  
**Lender Rate:** 10.50%  
**Monthly Payment to Lender:** \$1,750.00  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 12 months  
**Gross Protective Equity over BPO Value:** \$345,000  
**Guaranteed Int.:** 3 months  
**Prepaid Interest:** 3 months  
**Borrower Credit Score:** 555  
**Exit Strategy:** Conventional Loan

## Investment Scenario

Self-employed borrower was seeking this business purpose 2<sup>nd</sup> loan to purchase an investment property in Nevada. All loan proceeds will be sent directly to the purchase escrow.

Subject is a two-story traditional 4 BR/3 BA Single Family Residence located in Fountain Valley, Orange County. The Property measures 2,239 sf of gross living area, and is situated on a 8,190 sqft lot. The Property also features a large backyard with pool and a 3 car garage. Master bath is current being upgraded. Property is close the fwy access in a well established neighborhood, conveniently located to schools, shopping centers, parks, and businesses.