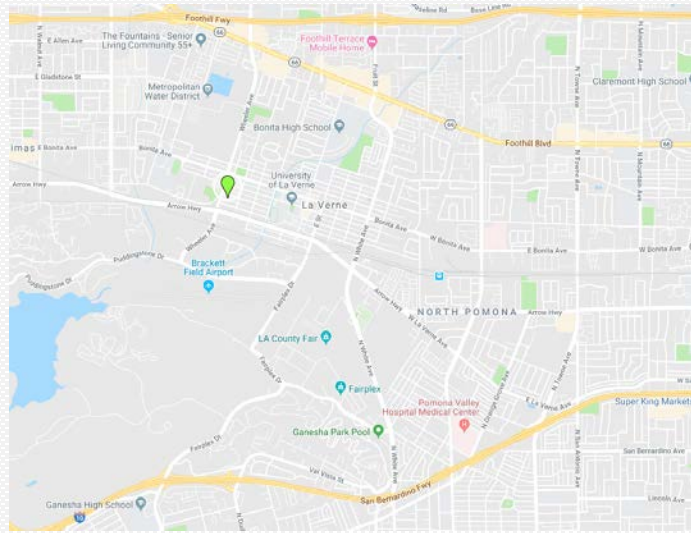


Recently Funded Hard Money Loan in La Verne for \$300,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$470,000
Home SF: 912
BPO Value/SF: \$515.35
Lot Size SF: 6,850 or .157 acre
Total Rooms: 6
Bedrooms: 3
Bathrooms: 1
Stories: 1
Garage: 1-car detached
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1953
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: LVPR - Residential
APN: 8381-031-008

Loan Information

Lien Position: 1st TD
Loan Amount: \$300,000
LTV on BPO Value: 63.83%
Net LTV on BPO Value: 62.23%
Lender Rate: 8.50%
Monthly Payment to Lender: \$2,125.00
Loan Type: Business Purpose
Cash-Out
Amortization/Term: Int Only /
36 months
**Gross Protective Equity over
BPO Value:** \$170,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 590
Rental Income: \$2,300
Exit Strategy: Conventional
Refi

Investment Scenario

Real estate investor was seeking a cash-out 1st TD on this non-owner occupied SFR in La Verne in Los Angeles County. Our MVI loan paid off an existing 1st TD as well as provided cash-out to make repairs to the same property and payoff student loans.

The subject is a traditional style single level home with 6 total rooms and 3 BR/1 BA. The home is 912 sqft and sits on a 6,850 sqft lot. The property does have an un-permitted room addition. The un-permitted addition has not been factored into the value or square footage of the property. The subject is close to La Verne University, schools, parks, shopping, restaurants and medical facilities. Hwy 66 and the 210, 10 and 57 freeways are each within a few minutes drive of the subject property. Rental income is currently \$2,300/month.