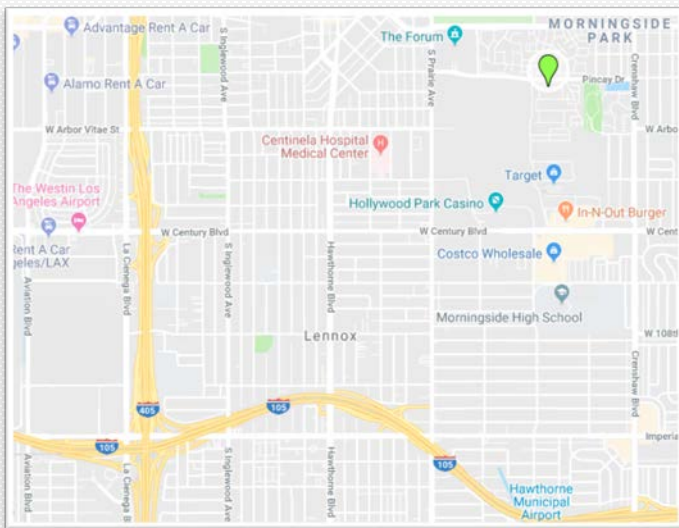


Recently Funded Hard Money Loan in Inglewood for \$549,500



Property Information

Type: SFR
Purchase Price: \$825,000
BPO Value: \$785,000
Home SF: 2,015 sf
Appraised Value/SF: \$385/sf
Lot Size SF: 3,793 or .087 acres
Total Rooms: 7
Bedrooms: 3
Bathrooms: 2.5
Stories: 2
Garage: 2-car attached
Exterior Wall: Stucco
Architectural Style: Med/Spanish
Year Built: 2005
Features: Fireplace, patio, community pool, community tennis, community playgrounds
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: Residential
APN: 4025-024-010

Loan Information

Lien Position: 1st TD
Loan Amount: \$549,500
Purchase Price: \$825,000
BPO Value: \$785,000
LTV on BPO Value: 70.00%
LTV on Purchase Price: 66.60%
Lender Rate: 9.00%
Monthly Payment to Lender: \$4,350.21
Loan Type: Purchase
Amortization/Term: Int Only / 24 months
Gross Protective Equity over Purchase Price: \$275,500
Guaranteed Int.: 6 months
Prepaid Interest: 0 months
Borrower Credit Score: 498
Market Rent: \$3,500
Exit Strategy: Refinance with Conventional

Investment Scenario

Retired LA Unified school teacher and counselor and now substitute teacher is seeking a 1st TD to purchase this SFR in Inglewood in LA County. Property will be used as a long term rental.

The subject property is a beautiful and well maintained 2-story SFR in the Renaissance gated community in Inglewood in LA County. The subject has 7 total rooms with 3 BR/2.5 BA and a 2-car attached garage. The subject features a dining room, living room, fireplace, private back patio and community in-ground swimming pool/spa, tennis courts and playgrounds. Directly next to the Renaissance community is the new 300-acre Hollywood Park development that will be the future home of the LA Rams & LA Chargers, as well as office, retail, residential and hotel projects. Projected monthly rent for this property is \$3,500.

