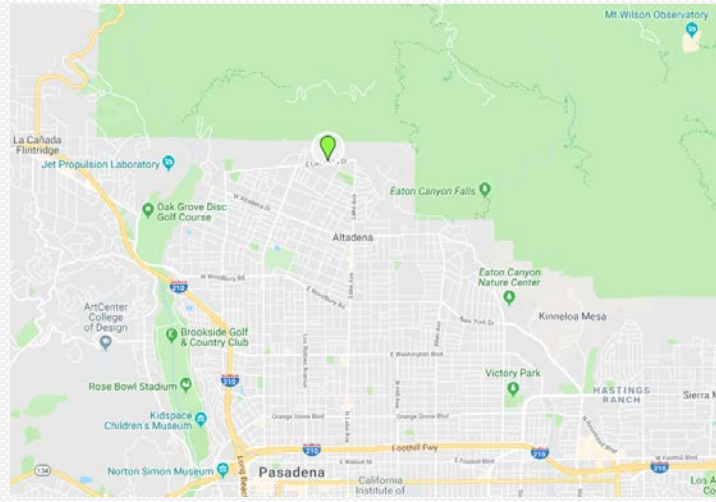
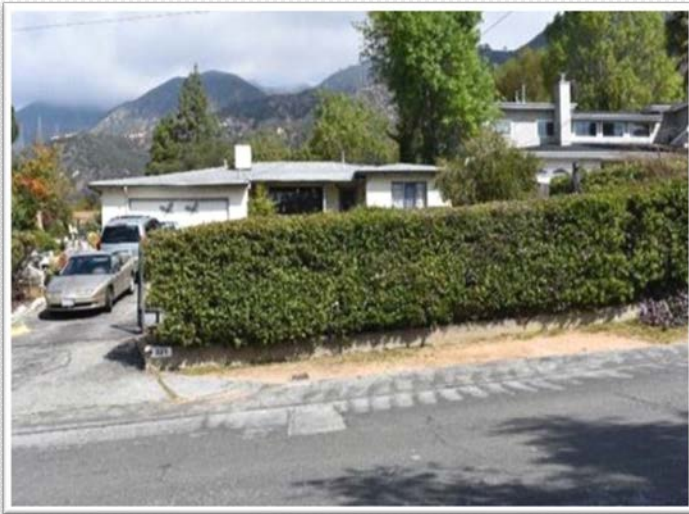


Recently Funded Hard Money Loan in Altadena for \$60,000



Property Information

Type: SFR
BPO Value: \$941,000
Home SF: 1,800 sf
BPO Value/SF: \$522.77
Lot Size SF: 12,398 sf or .285 acres
Total Rooms: 7
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: 1-car attached
Architectural Style: Ranch
Exterior Wall: Stucco
Year Built: 1951
Occupancy: Owner Occ.
County: Los Angeles
Zoning: LCR110 - SFR
APN: 5831-019-013

Loan Information

Lien Position: 2nd TD
Loan Amount: \$60,000
Existing 1st TD: \$350,000
Combined Loan Amount: \$410,000
CLTV on BPO Value: 43.57%
Net CLTV on BPO Value: 43.35%
Lender Rate: 11.00%
Monthly Payment to Lender: \$550.00
Loan Type: Cash-out Refinance
Amortization/Term: Int Only / 24 months
Gross Protective Equity over Appraised Value: \$531,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 559
Exit Strategy: Conventional Refinance

Investment Scenario

Business owner was seeking a business purpose cash-out 2nd TD on this owner occupied SFR in Altadena to invest back into her cultural center in Pasadena, the Alkebu-lan Cultural Center, for supplies and updates to the building:
<http://www.alkebulanpasadena.com/>.

The subject property is a 1,800 sf Ranch style SFR that sits on a large 12,398 SF lot. The property consists of 7 total rooms with 3 BR and 2 BA and 1-car attached garage. Freeways and highways, schools, shopping, restaurants, recreation and medical facilities are all located nearby.