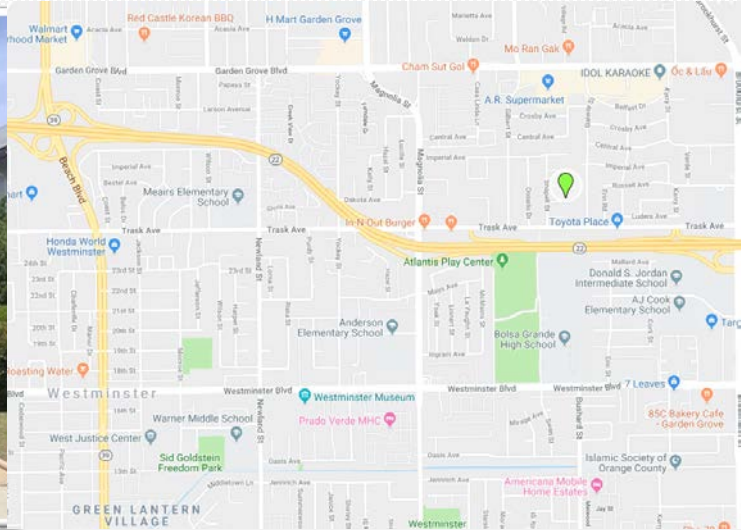


Recently Funded Hard Money Loan in Garden Grove for \$375,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$735,000
Home SF: 2,375 sf
BPO Value/SF: \$309.47
Lot Size SF: 5,250 or .121 acres
Total Rooms: 8
Bedrooms: 4
Bathrooms: 2.5
Stories: 2
Garage: 2-car attached garage
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1974
Occupancy: Owner Occ.
County: Orange
Zoning: Residential
APN: 098-041-65

Loan Information

Lien Position: 1st TD
Loan Amount: \$375,000
LTV on BPO Value: 51.02%
Lender Rate: 9.00%
Monthly Payment to Lender: \$2,812.50
Loan Type: Bridge Loan
Amortization/Term: Int Only / 11 months
Gross Protective Equity over BPO Value: \$360,000
Guaranteed Int.: 0 months
Prepaid Interest: 0 months
Borrower Credit Score: 723
Exit Strategy: Sale of Property

Investment Scenario

Borrower was seeking a cash-out 1st TD Bridge Loan on her current primary residence in Garden Grove SFR in Orange County. The funds from our Mortgage Vintage Bridge Loan will be used to purchase the borrower's new out-of-state primary residence. Borrower plans to sell this Garden Grove property within the next 12 months.

The subject is a two story traditional style SFR and was built in 1974. Property has 8 total rooms with 4 BR and 2.5 BA and an attached 2-car garage. Subject is 2,375 SF and sits on a 5,250 SF lot. The home is centrally located near the 22 and 405 freeways. Disneyland, Outlets at Orange, UCI Medical Center, schools, restaurants, shopping, recreation and medical facilities are all within close proximity.



CrowdTrustDeed



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