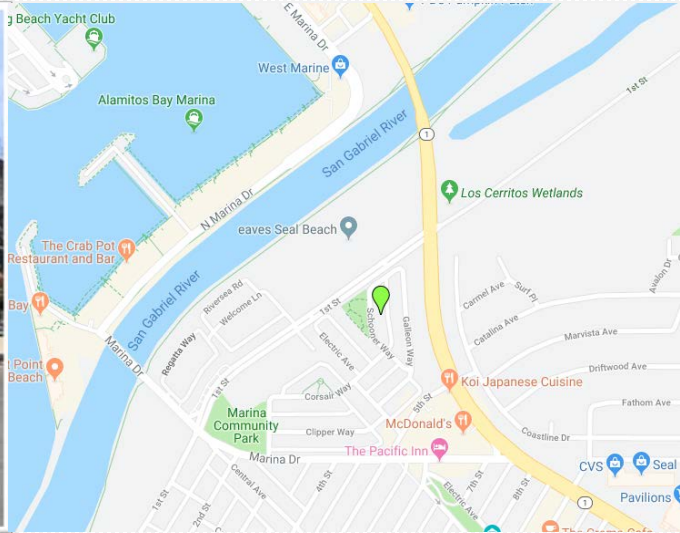


Recently Funded Hard Money Loan in Seal Beach for \$150,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$1,100,000
Home SF: 1,431
BPO Value/SF: \$768.69
Lot Size SF: 3,150 or .07 acres
Total Rooms: 5
Bedrooms: 2
Bathrooms: 2
Stories: 1
Garage: attached 2-car
Architectural Style: Bungalow
Exterior Wall: Stucco
Year Built: 1968
Occupancy: Owner Occ.
County: Orange
Zoning: Residential
APN: 043-312-07

Loan Information

Lien Position: 2nd TD
Loan Amount: \$150,000
Existing 1st TD: \$200,000
Combined Loan Amount: \$350,000
CLTV on BPO Value: 31.82%
Net CLTV on BPO Value: 31.38%
Lender Rate: 11.00%
Monthly Payment to Lender: \$1,375.00
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$750,000
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Borrower Credit Score: 555
Exit Strategy: Conventional Loan

Investment Scenario

Business owner and polished real estate investor was seeking a business purpose 2nd TD on this owner occupied Seal Beach SFR to payoff an existing business purpose loan as well as property taxes. Our new MVI loan will payoff a loan that was used to buy a property that was in foreclosure and to fix and flip.

Subject is a single story bungalow style 2 BR/2 BA Single Family Residence located in Seal Beach, Orange County. The Property measures 1,431 sf of gross living area, and is situated on a 3,150 sqft lot. The subject property is very close to Pacific Coast Highway, Seal Beach and Alamos Bay Marina. Schools, shopping, restaurants, recreation and medical facilities are all located nearby.