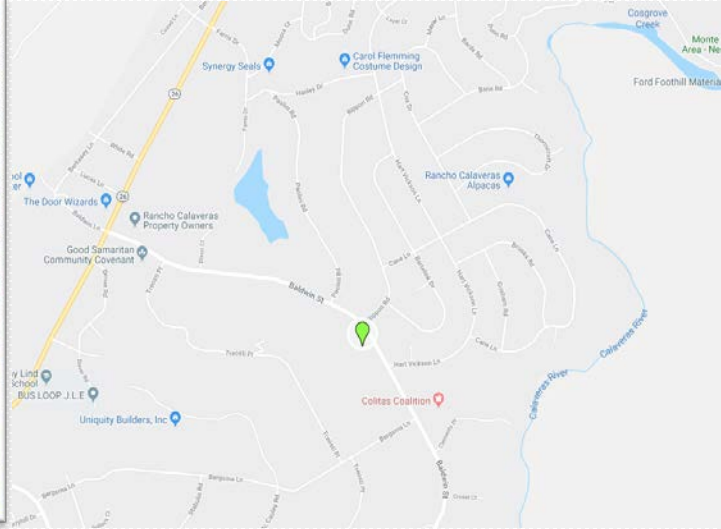


Recently Funded Hard Money Loan in Valley Springs for \$217,000



Property Information

Property Type: SFR
Purchase Price: \$310,000
Appraised Value: \$310,000
Home SF: 1,981
Appraised Value/SF: \$156.49
Lot Size SF: 135,472 or 3.11 acre
Total Rooms: 7
Bedrooms: 3
Bathrooms: 3
Stories: 2
Garage: None
Architectural Style: Traditional
Exterior Wall: Wood Siding
Year Built: 1979
Occupancy: Non-Owner Occ.
County: Calaveras
Zoning: Residential
APN: 070-005-006-000

Loan Information

Lien Position: 1st TD
Loan Amount: \$217,000
LTV on Purch. Price and Appraised Value: 70.00%
Lender Rate: 10.00%
Monthly Payment to Lender: \$1,808.33
Loan Type: Business Purpose Purchase
Amortization/Term: Int Only / 24 months
Gross Protective Equity over Purch. Price and Appraised Value: \$93,000
Guaranteed Int.: 6 months
Borrower Credit Score: 691
Potential Rental Income: \$2,100
Exit Strategy: Conventional Refi

Investment Scenario

Self-employed borrower was seeking a 1st TD on this non-owner occupied SFR in Valley Springs, Calaveras County. Borrower owns a construction company and has been in business for 10 years. Borrower purchased the home to fix up and turn into a rental property. Borrower's down payment will be a gift from their in-laws. The source of the down payment coupled with the condition of the property, disqualified the borrower from a conventional loan.

The subject property, built in 1979, is traditional two story home with 7 total rooms, 3 BR/3 BA and is located on 3.11 acres of land. The home is 1,981 sqft and offers a large deck, a barn, a treehouse. The property is in a rural community. Valley Springs is located south of Sacramento and east of Stockton. Potential rental income is \$2,100/month.