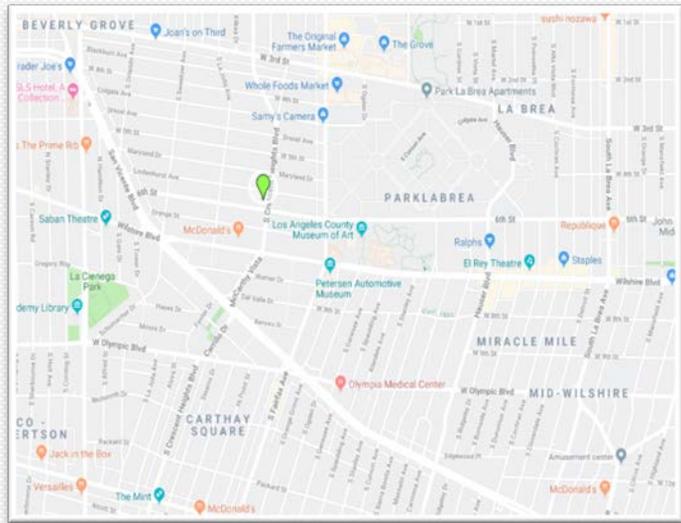


Recently Funded Hard Money Loan in Los Angeles for \$115,000



Property Information

Type: SFR
BPO Value: \$1,375,000
Home SF: 1,941
BPO Value/SF: \$708.40
Lot Size SF: 6,176 or .142 acres
Total Rooms: 8
Bedrooms: 3
Bathrooms: 1.5
Stories: 1
Garage: detached 2-car
Architectural Style:
Med/Spanish
Exterior Wall: Stucco
Year Built: 1941
Features: Fireplace, back yard
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: LAR1
APN: 5510-020-033

Loan Information

Lien Position: 2nd TD
Loan Amount: \$115,000
Existing 1st TD: \$580,000 @ 7.00%
Combined Loan Amount: \$695,000
CLTV on BPO Value: 50.55%
Lender Rate: 10.00%
Monthly Payment to Lender: \$958.33
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 12 months
Gross Protective Equity over BPO Value: \$680k
Guaranteed Int.: 5 months
Prepaid Interest: 0 months
Borrower Credit Score: 662 & 658
Rental Income: \$4,800
Exit Strategy: Sale of the Property

Investment Scenario

Real estate investors and long-time business owners were seeking a business purpose cash-out 2nd TD on this non-owner occupied SFR in Los Angeles. Funds from our loan will be used to make updates and repairs to the subject property to ready the property for sale.

The subject property is a single level Spanish style home sitting on a 6,176 SF lot with a 2-car detached garage and a backyard. The home is 1,491 SF with 8 total rooms and 3 BR/1.5 BA. The subject is within walking distance to the Museum of Contemporary Art, La Brea Tar Pits and the Beverly Center. Schools, shopping, restaurants and medical facilities are all nearby.



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