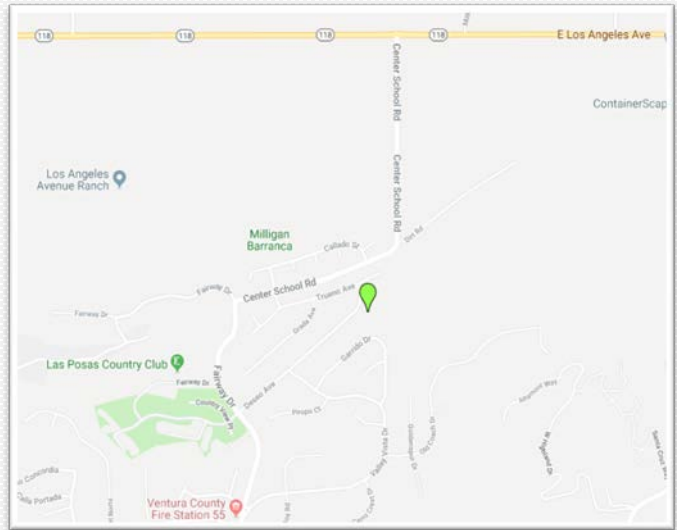


Recently Funded Hard Money Loan in Camarillo for \$110,000



Property Information

Type: SFR
BPO Value: \$1,350,000
Home SF: 3,673
BPO Value/SF: \$367.55
Lot Size SF: 34,871 or .80 acres
Total Rooms: 9
Bedrooms: 4
Bathrooms: 3
Stories: 2
Garage: attached 3-car
Architectural Style: Spanish
Exterior Wall: Stucco
Year Built: 1990
Features: 3 Fireplaces, back yard, views
Occupancy: Owner Occ.
County: Ventura
Zoning: RE20AV
APN: 109-0-302-065

Loan Information

Lien Position: 2nd TD
Loan Amount: \$110,000
Existing 1st TD: \$420,000 @ 3.875%
Combined Loan Amount: \$530,000
CLTV on BPO Value: 39.26%
Lender Rate: 9.50%
Monthly Payment to Lender: \$870.83
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 48 months
Gross Protective Equity over BPO Value: \$820k
Guaranteed Int.: 6 months
Prepaid Interest: 0 months
Borrower Credit Score: 779 & 714
Exit Strategy: Conventional Refi

Investment Scenario

Borrowers and business owners sought a business purpose cash-out 2nd TD on this owner-occupied Camarillo, CA single family residence to invest back into his Ventura County marina business for minor updates and repairs.

The subject property is a beautiful two-story Spanish style home sitting on a 34,871 SF lot. The home is 3,673 SF with 9 total rooms and 4 BR/3 BA and features beautiful views, back yard and patio and 3 fireplaces. The subject is near Las Posas Country Club as well as Sterling Hills Golf Club. Schools, shopping, dining, medical facilities and recreation are all nearby as are HWYs 118 and 101. The 1st TD is held by Loan Depot at 3.875%.