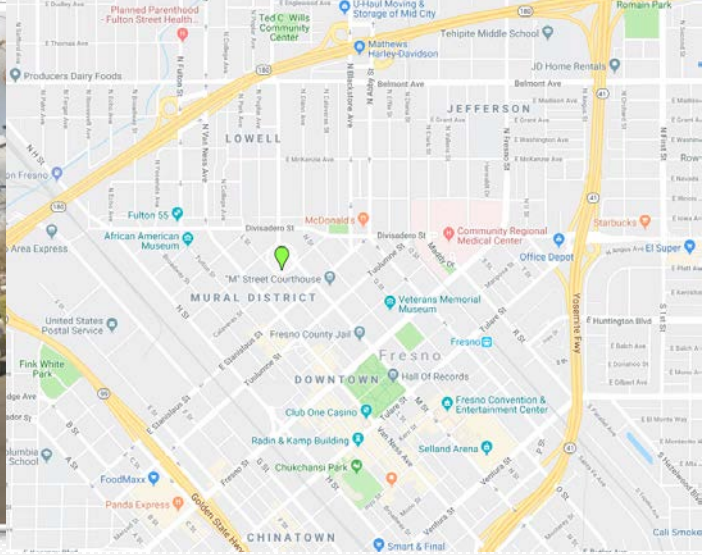


# Recently Funded Hard Money Loan in Fresno for \$1,100,000



## Property Information

**Type:** Commercial Building – Assisted Living Facility  
**Appraised ARV Value:** \$3,700,000  
**As Is Appraised Value:** \$849,000  
**Existing Building SQFT:** 8,422  
**Appraised ARV Value/SQFT:** \$439.33  
**Lot Size SF:** 11,250 SF  
**Stories:** 2 and 1  
**Total Rooms:** 20 bed assisted living, 22 bed memory card  
**Bathrooms:** 12  
**Parking:** No onsite parking – all parking to be street or offsite lots through parking agreements  
**Basement:** Yes, 1,335 SF  
**Exterior Wall:** Stucco/Wood  
**Year Built:** 1918/1986+  
**County:** Fresno  
**Zoning:** DTN (Downtown Zoned)  
**APN:** 466-104-07

## Loan Information

**Lien Position:** 1st TD  
**Loan Amount:** \$1,600,000  
**LTV on Appraised ARV Value:** 29.73%  
**Net LTV on Appraised ARV Value:** 6.11%  
**Lender Rate:** 12.00%  
**Monthly Payment to Lender:** \$11,000.00  
**Loan Type:** Rehab Loan  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over ARV Value:** \$2,600,000  
**Guaranteed Int.:** 6 months  
**Prepaid Int.:** 2 months  
**Funds Control:** \$850,000 or 100%  
**Borrower Credit Score:** 630  
**Exit Strategy:** SBA Refinance

## Investment Scenario

Experienced Assisted Living Facility Operator. Borrower sought a cash-out 1st TD on this Fresno Assisted Living and Memory Care Facility to complete the remodel of the subject property.

Borrower has recently secured a new 1st Trust Deed of \$700k that paid off a matured 1st TD that was used to purchase the property in Aug. 2018. The new (non CTD) \$700k Trust Deed will subordinate to our new 1st Trust Deed and will remain in 2nd position. The proposed CTD \$1.1 Mil loan will include \$850k in funds control (100% of the rehab budget) with the balance of the funds being used to pay fees, reimburse rehab expenditures and continue with the construction.