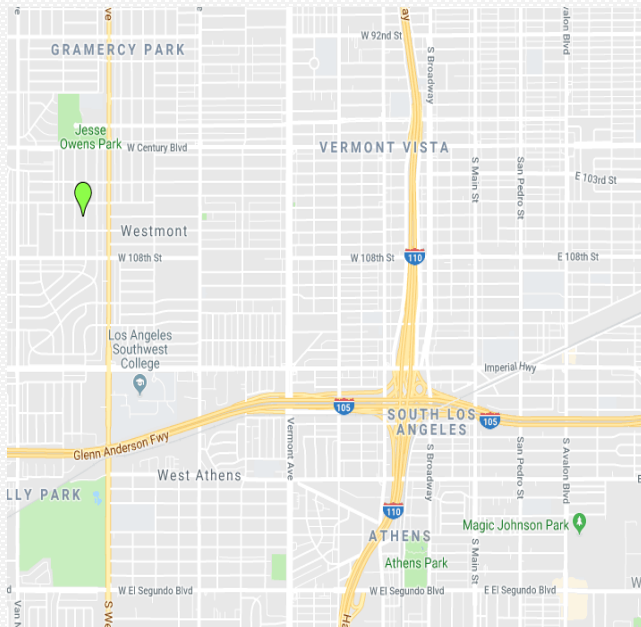


Recently Funded Hard Money Loan in Los Angeles for \$357,500



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$550,000
Home SF: 1,635
BPO Value/SF: \$336.39
Lot Size SF: 6,503 or .15 acre
Total Rooms: 5
Bedrooms: 2
Bathrooms: 2
Stories: 1
Garage: 2-car detached
Architectural Style: Traditional
Exterior Wall: Stucco
Year Built: 1938
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: LAR1
APN: 6058-021-006

Loan Information

Lien Position: 1st TD
Loan Amount: \$357,500
LTV on BPO Value: 65.00%
Net LTV on BPO Value: 63.86%
Lender Rate: 9.00%
Monthly Payment to Lender: \$2,681.25
Loan Type: Business Purpose Refinance, No Cash-Out
Amortization/Term: Int Only / 36 months
Gross Protective Equity over BPO Value: \$192,500
Guaranteed Int.: 6 months
Prepaid Interest: 2 months
Borrower Credit Score: 694
Rental Income: \$2,800
Exit Strategy: Conventional Refi

Investment Scenario

Borrower was seeking a no cash-out 1st TD to refinance this non-owner occupied SFR in Los Angeles. Borrower inherited the property from a family member and needed to payoff a reverse mortgage with our loan.

The subject is a traditional style single level home with 5 total rooms consisting of 2 BR/2 BA and a detached 2-car garage. The home is 1,635 sqft and sits on a 6,503 sqft lot. The subject is near both Inglewood and Hawthorne as well as schools, parks, shopping, restaurants and medical facilities. Freeways 105 and 110 are each within a few minutes drive of the subject property. Market rent for the area is approximately \$2,650. Rental income is currently \$2,800/month.