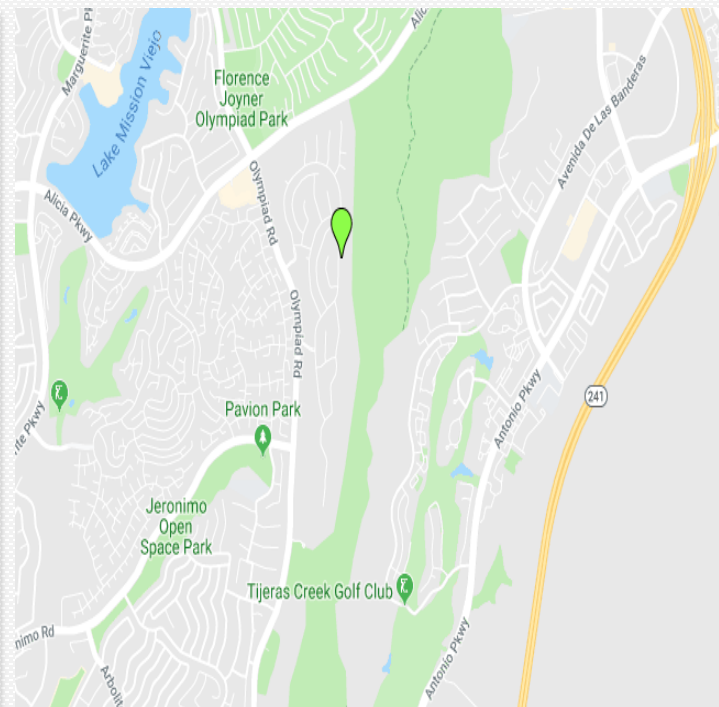


Recently Funded Hard Money Loan in Mission Viejo for \$902,850



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$1,389,000
Home SF: 4,253
BPO Value/SF: \$326.59
Lot Size SF: 6,089 or .13 acre
Total Rooms: 10
Bedrooms: 5
Bathrooms: 3.5
Stories: 2
Garage: 2-car detached
Architectural Style:
Contemporary
Exterior Wall: Stucco/Stone
Features: Fireplace, dining room, living room, family room
Year Built: 1999
Occupancy: Non-Owner Occ.
County: Orange
Zoning: Residential
APN: 786-531-55

Loan Information

Lien Position: 1st TD
Loan Amount: \$902,850
LTV on BPO Value: 65.00%
Net LTV on BPO Value: 63.38%
Lender Rate: 8.50%
Monthly Payment to Lender:
\$6,395.19
Loan Type: Business Purpose
Cash-Out
Amortization/Term: Int Only /
24 months
**Gross Protective Equity over
BPO Value:** \$486,150
Guaranteed Int.: 6 months
Prepaid Interest: 3 months
Rental Income: \$4,600
Exit Strategy: Conventional
Refi

Investment Scenario

Real estate investor sought a business purpose cash-out 1st TD on this non-owner occupied SFR in Mission Viejo in Orange County. Our MVI loan paid off an existing 1st TD and private money 2nd as well as provide cash-out to cure a default on another investment property.

The subject is a 2 story contemporary home with 10 rooms and 5 BR/3.5 BA. The home is 4,253 sqft and sits on a 6,089 sqft lot. It features a fireplace, dining room, family room, living room and outdoor BBQ area. Property is centrally located near schools, shopping, restaurants, recreation and medical facilities. The 241 Toll Road and major avenues are nearby as is 5 freeway. Rental income is currently \$4,600/month.

