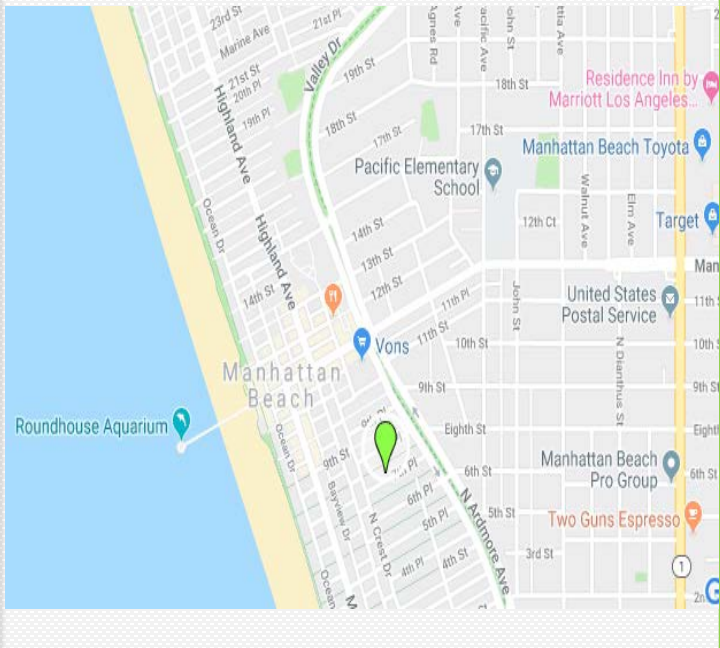


# Recently Funded Hard Money Loan in Manhattan Beach, CA 90266



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO)**  
**Value:** \$3,900,000  
**Home SF:** 3,294 sf  
**BPO Value/SF:** \$1,183.97  
**Lot Size SF:** 2,702 or .062 acres  
**Total Rooms:** 7  
**Bedrooms:** 4  
**Bathrooms:** 5.5  
**Stories:** 3  
**Garage:** 2-car attached  
**Architectural Style:** Cape Cod  
**Exterior Wall:** Wood  
**Year Built:** 1997  
**Occupancy:** Owner Occ.  
**County:** Los Angeles  
**Zoning:** Residential – MNRS  
**APN:** 4180-002-021

## Loan Information

**Lien Position:** 2<sup>nd</sup> TD  
**Loan Amount:** \$175,000  
**Existing 1<sup>st</sup> TD:** \$2,170,000 at 5.5%  
**Combined Loan Amount:** \$2,345,000  
**CLTV on BPO Value:** 60.13%  
**Net CLTV on BPO Value:** 59.98%  
**Lender Rate:** 11.00%  
**Monthly Payment to Lender:** \$1,604.17  
**Loan Type:** Cash-out Refinance  
**Amortization/Term:** Int Only / 3 years  
**Gross Protective Equity over BPO Value:** \$1,730,000  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 3 months  
**Exit Strategy:** Conventional Refi or Business Proceeds

## Investment Scenario

Previous successful Mortgage Vintage borrowers and business owners are seeking a business purpose cash-out 2<sup>nd</sup> TD on this beautiful Manhattan Beach SFR. Funds from the Mortgage Vintage loan were used to invest back into borrower's video production company.

The subject property is an SFR located in a prime Manhattan Beach location. The subject is a 3,294 SF tri-level Cape Cod style home with 7 total rooms, 4 BR & 5.5 BA and an attached 2 car garage. The property is walking distance to the beach, strand and Manhattan Beach Village and Pier. Schools, shopping, dining, recreation and medical facilities are all located nearby. Pacific Coast Highway and the 405 Freeway are just a few minutes drive from the property.