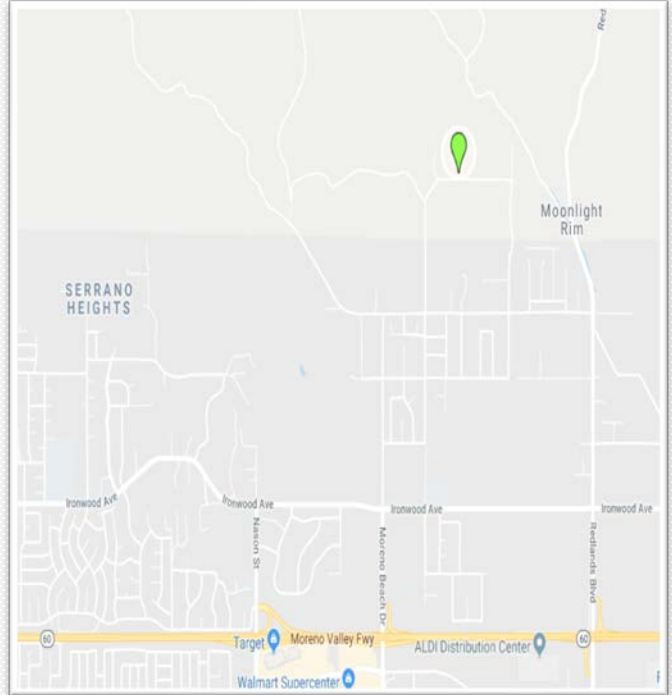


Recently Funded Hard Money Loan in Moreno Valley for \$410,000



Property Information

Type: SFR
Broker Price Opinion (BPO)
Value: \$750,000
Home SF: 3,764
BPO Value/SF: \$199.25
Lot Size SF: 37,461 or .86 acre
Total Rooms: 14
Bedrooms: 4
Bathrooms: 4.5
Stories: 2
Garage: 6-car detached
Architectural Style: Traditional
Exterior Wall: Stucco
Features: Living room, family room, dining room, 2 lofts, deck/patio, in-ground pool, 6-car garage
Year Built: 2004
Occupancy: Non-Owner Occ.
County: Riverside
Zoning: RA1

Loan Information

Lien Position: 1st TD
Loan Amount: \$410,000
LTV on BPO Value: 54.67%
Lender Rate: 7.75%
Monthly Payment to Lender: \$2,647.82
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 12 months
Gross Protective Equity over BPO Value: \$340,000
Guaranteed Int.: 3 months
Prepaid Interest: 0 months
Exit Strategy: Conventional Refi

Investment Scenario

Borrower and business owner was seeking a business purpose cash-out 1st TD on this owner occupied SFR in Moreno Valley in Riverside County. The MVI loan paid-off an existing private money 1st TD as well as provide cash-out for working capital for the borrower's business as well as funds for home improvements.

The subject is a beautiful 2 story traditional style home with 14 total rooms and 4 BR/4.5 BA. The home is 3,764 sqft and sits on a .86-acre lot featuring an in-ground swimming pool and jacuzzi. Schools, parks, shopping, restaurants and medical facilities are all nearby. Subject is close to highway 60 and is situated halfway between the 215 & 10 freeways.

The loan has a 54.67% LTV based on the \$750K BPO value.