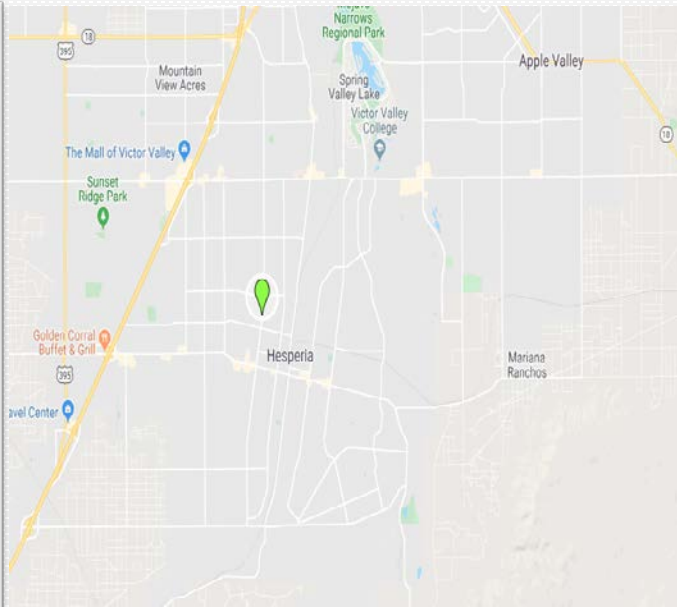


Recently Funded Hard Money Loan in Hesperia, CA for \$156,000



Property Information

Type: SFR
Broker Price Opinion (BPO) Value: \$263,500
Home SF: 1,504
BPO Value/SF: \$175.20
Lot Size SF: 45,738 SF
Lot Acres: 1.05
Total Rooms: 7
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: 2-car attached
Architectural Style: Ranch
Exterior Wall: Stucco
Year Built: 2004
Occupancy: Owner Occ.
County: San Bernardino
Zoning: SFR

Loan Information

Lien Position: 1st TD
Loan Amount: \$156,000
LTV on BPO Value: 59.20%
Net CLTV on BPO Value: 57.80%
Lender Rate: 9.50%
Monthly Payment to Lender: \$1,235.00
Loan Type: Business Purpose Cash-Out
Amortization/Term: Int Only / 24 months
Gross Protective Equity over BPO Value: \$107,500
Exit Strategy: Conventional Refi

Investment Scenario

Business owner needed a business purpose cash-out 1st TD on this occupied SFR in Hesperia located in San Bernardino County. Our MVI loan paid-off an existing hard money 1st as well as provide for some cash-out for the borrower to invest back into his Premier Dollar retail store in Victorville, CA.

The subject is a well-maintained 1,504 SF ranch style home with 7 total rooms and 3 BR/2 BA. The subject features nearly 1-acre lot and features a living room, fireplace, fenced yard, leased solar and 2-car attached garage. The property is centrally located and close to the 15 freeway, schools, shopping, restaurants and medical facilities.

LTV is 59.20% based on the BPO value of \$263,500