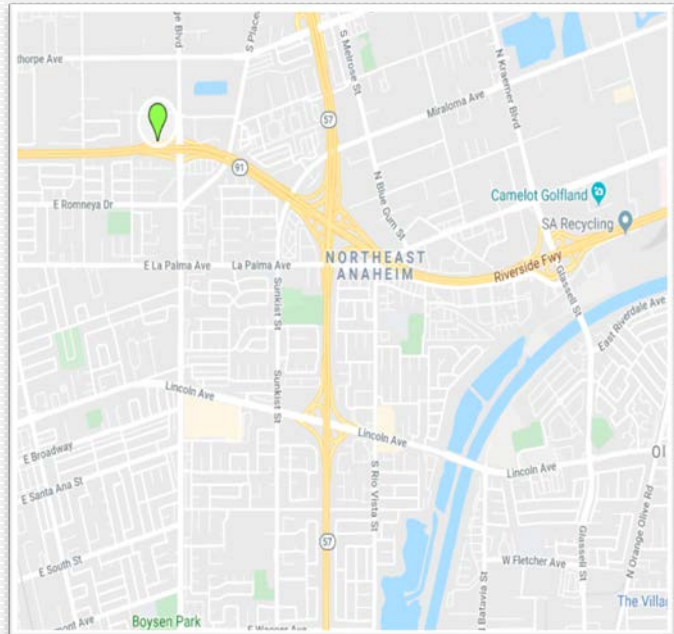


Recently Funded Hard Money Loan in Anaheim, CA for \$850,000



Property Information

Type: Industrial Bldg.
Appraised Value: \$2,540,000
Bldg SF: 8,475 sf
Appraised Value/SF: \$299.70
Lot Size SF: 30,971 or .71 acres
Rooms: Reception/Lobby area, conference area, a classroom, 12 offices, 5 restrooms, a mail room, 3 storage rooms, kitchen & break room
Stories: 2
Parking: 44 spaces or 5.5/1kSF
Quality: Good Class B
Building Features: State of the art security system, led lighting, 6 hvac rooftop units, 100 owned solar panels
Environmental: no further action required
Year Built: 1967/2015
Occupancy: Non-Owner Occ.
County: Orange
Zoning: I - Industrial

Loan Information

Lien Position: 1st TD
Loan Amount: \$850,000
LTV on Appraised Value: 33.46%
Lender Rate: 7.50%
Monthly Payment to Lender: \$5,312.50
Loan Type: Cash-out Refinance
Amortization/Term: Int Only / 12 months
Gross Protective Equity over Appraised Value: \$670,000
Guaranteed Int.: 6 months
Prepaid Interest: 0 months
Potential Net Operating Income: \$152K annually
Applied Cap Rate: 6.00%
Rental Analysis: \$1.70 PSF / \$14,408 monthly / \$172,890 annual
Gross Protective Equity over Appraised Value: \$1.69M
Borrower Credit Score: 754
Exit Strategy: Commercial refi or sale

Investment Scenario

Business owner is sought a cash-out 1st TD on this industrial building in Anaheim in Orange County. Proceeds from our loan paid off an existing Union Bank 1st TD Note that is coming due. The borrower owns the building and his successful solar business with two business partners.

The subject is a single tenant industrial building with 8,475 SF of usable space and sits on a 30,971 SF lot. The property offers a reception area, 12 offices, a conference room, a classroom, 3 storage rooms, kitchen/break room, 5 restrooms and a mail room. On-site parking consists of 44 spaces at a 5.5/1,000 PSF ratio.

Rental analysis of the subject property indicates \$1.70 PSF or \$14,408 monthly or \$172,890 annually. Applied Cap Rate for the subject is 6.00%.

This loan is 33.46% LTV on the MAI Certified Appraised value of \$2.54 Mil