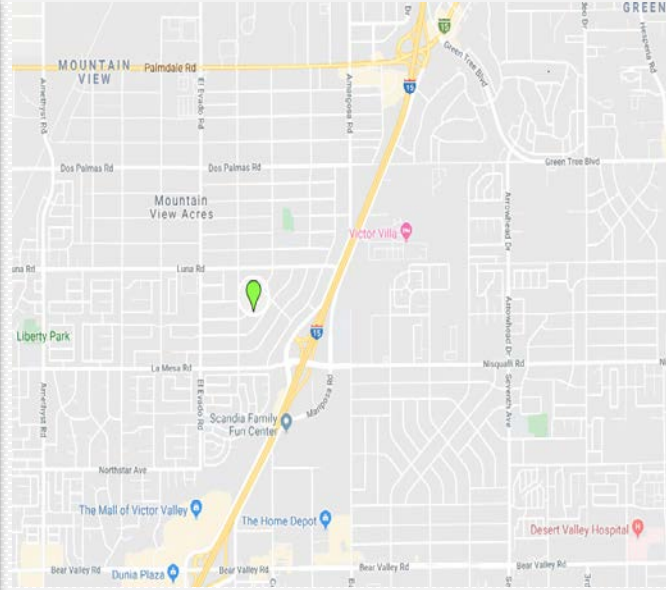


# Recently Funded Hard Money Loan in Victorville, CA for \$90,900



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO) Value:** \$265,000  
**Home SF:** 1,850  
**BPO Value/SF:** \$143.24  
**Lot Size SF:** 18,500 or .424 acres  
**Total Rooms:** 8  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Stories:** 1  
**Garage:** attached 2-car  
**Architectural Style:** Ranch  
**Exterior Wall:** Stucco  
**Year Built:** 2004  
**Occupancy:** Owner Occ.  
**County:** San Bernardino  
**Zoning:** MORPD

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$90,900  
**Existing 1<sup>st</sup> TD:** \$94,600 @ 4.25%  
**Combined Loan Amount:** \$185,500  
**CLTV on BPO Value:** 70.00%  
**Net CLTV on BPO Value:** 67.60%  
**Lender Rate:** 11.25%  
**Monthly Payment to Lender:** \$852.19  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 36 months  
**Gross Protective Equity over BPO Value:** \$79,500  
**Guaranteed Int.:** 6 months  
**Prepaid Interest:** 6 months  
**Exit Strategy:** Conventional Loan

## Investment Scenario

This opportunity was a business purpose cash-out 2nd TD on an owner occupied SFR in Victorville. The borrower owns a non-emergency transportation business and used the proceeds for working capital and to pay off business related debt.

The subject property is a ranch style SFR located in the Victorville in San Bernardino County. The single-story home sits on an 18,500 SF lot (just under .50 acre). Subject property has 8 total rooms with 4 BR/2 BA. The subject features a dining room, family room, fenced-in lot, mature trees and a large concrete driveway. The subject is near the 15 freeway, shopping, dining, schools, recreation and medical facilities.

CLTV is 70.00% based on the BPO value of \$265K.

