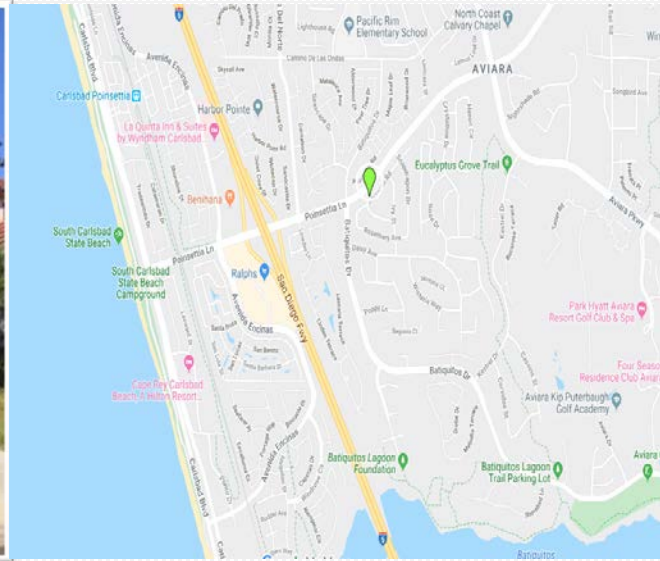


# Recently Funded Hard Money Loan in Carlsbad, CA for \$145,500



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO)**  
**Value:** \$825,000  
**Home SF:** 2,104  
**BPO Value/SF:** \$392.11  
**Lot Size SF:** 4,230 or .097 acres  
**Total Rooms:** 8  
**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Stories:** 2  
**Garage:** attached 2-car  
**Architectural Style:** Traditional  
**Exterior Wall:** Stucco  
**Year Built:** 1986  
**Occupancy:** Owner Occ.  
**County:** San Diego  
**Zoning:** Residential

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$129,000  
**Existing 1<sup>st</sup> TD:** \$430,000 @ 5.125%  
**Combined Loan Amount:** \$559,000  
**CLTV on BPO Value:** 67.76%  
**Net CLTV on BPO Value:** 67.32%  
**Lender Rate:** 9.50%  
**Monthly Payment to Lender:** \$1,021.25  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 12 months  
**Gross Protective Equity over BPO Value:** \$266,000  
**Guaranteed Int.:** 3 months  
**Prepaid Interest:** 3 months  
**Exit Strategy:** Conv. Loan

## Investment Scenario

Business owner was seeking a business purpose cash-out 2<sup>nd</sup> TD on this owner occupied SFR in Carlsbad. Funds from our loan were used to payoff an existing 2<sup>nd</sup> and to purchase a nail salon.

The subject property is a traditional style SFR located in Carlsbad in San Diego County. The two-story home is 2,104 SF and sits on a 4,230 SF lot. The home has 8 total rooms with 4 BR/2.5 BA and 2 car attached garage. The subject is near the 5 freeway and just a few minutes drive from South Carlsbad State Beach. Shopping, dining, schools, recreation and medical facilities are located nearby. 1<sup>st</sup> TD is at 5.125%.

This is a 69.97% LTV on the BPO value of \$825k. Loan structure features 3 months' guaranteed interest, 3 months' prepaid interest and 9.50% annualized return