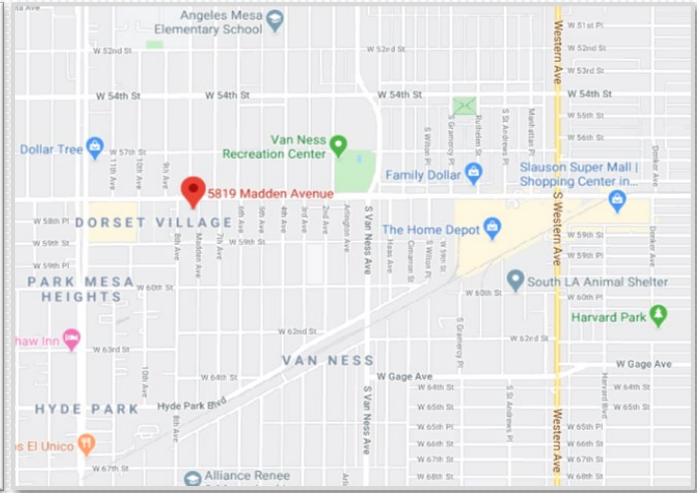


# Recently Funded Purchase in Los Angeles

## \$353,624 “MVI 80/80 Loan” - Fix and Flip

### 80% Loan to Purchase Price plus 80% of Rehab Cost



#### Property Information

**Type:** SFR  
**Purchase Price:** \$332,030  
**Appraised ARV:** \$753,000  
**Home SF:** 1,214 sf  
**Appraised Value/SF:** \$620.26  
**Lot Size SF:** 4,805 or .11 acre  
**Total Rooms:** 5  
**Bedrooms:** 2  
**Bathrooms:** 1.5  
**Stories:** 1 with 2 story garage  
**Garage:** 2-car detached  
**Architectural Style:** Traditional  
**Exterior Wall:** Wood/Stucco  
**Year Built:** 1922/2020  
**Features:** ADU above garage with living room, BR & .5 bath  
**Occupancy:** Non-Owner Occ.  
**County:** Los Angeles  
**Zoning:** SFR

#### Loan Information

**Lien Position:** 1st TD  
**Loan Amount on Purchase:** \$265,624  
**Loan Amount on Rehab:** \$88,000  
**Total 1<sup>st</sup> TD loan amount:** \$353,624  
**LTV to Total Cost:** 80.00%  
**LTV on Appraised ARV:** 49.96%  
**Net LTV on BPO ARV Value:** 35.27%  
**Lender Rate:** 9.00%  
**Monthly Payment to Lender:** \$2,652.15  
**Loan Type:** 80/80 fix & flip  
**Amortization/Term:** Int Only / 12 months  
**Gross Protective Equity over ARV Value:** \$399,380  
**Guaranteed Int.:** 6 months  
**Funds Control:** \$88k or 80% of Construction Budget  
**Exit Strategy:** Sale of Property

#### Investment Scenario

Real estate investor and long-time general contractor is seeking a business purpose purchase loan to Fix & Flip this SFR in Los Angeles. Terms of the loan require \$110k to be held in funds control (\$88k from loan proceeds and \$22k from borrower) and the Seller will be providing a \$60k seller carrying back.

The subject property is a traditional style SFR sitting on a 4,805 SF lot. The home has 5 total rooms with 2 BR and 1.5 BA and is 1,214 SF. Upon completion of the remodel, the property will feature all new kitchen, windows, doors, flooring, cabinets, lighting and fixtures, as well as, a detached 2-car garage with an ADU unit above the garage. The ADU will feature a living room, half bathroom and efficiency style kitchenette. The subject is centrally located near schools, shopping, parks, restaurants and medical facilities.

This loan is an 80% LTV on the combined purchase price and rehab budget. Appraised ARV is \$753k for an ARV LTV of 49.96%. Loan structure features 6 months of guaranteed interest and an 9.00% annualized return. Minimum investment is

