

# Recently Funded 2<sup>nd</sup> TD in Rosemead, CA

## \$50,000 Loan Amount, 10.00% Lender Rate, 44.10% CLTV

### SFR, Cash-out, Non-Owner Occupied



#### Property Information

**Type:** SFR  
**BPO Value:** \$780,000  
**Home SF:** 1,843 sf  
**BPO Value/SF:** \$423.22  
**Lot Size SF:** 6,488 or .149 acre  
**Total Rooms:** 8  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Stories:** 1  
**Garage:** 2-car attached  
**Architectural Style:** Ranch  
**Exterior Wall:** Stucco  
**Year Built:** 1968  
**Occupancy:** Owner Occ.  
**County:** Los Angeles  
**Zoning:** RMR1

#### Loan Information

**Lien Position:** 2<sup>nd</sup> TD  
**Loan Amount:** \$50,000  
**Existing 1<sup>st</sup> TD:** \$294,000 @ 4.25%  
**Combined Loan Amount:** \$344,000  
**CLTV on BPO Value:** 44.10%  
**Net CLTV on BPO Value:** 43.65%  
**Lender Rate:** 10.00%  
**Monthly Payment to Lender:** \$416.67  
**Loan Type:** Cash-out Refinance  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over BPO Value:** \$436,000  
**Guaranteed Int.:** 4 months  
**Prepaid Interest:** 6 months  
**Exit Strategy:** Sale of Property  
**Fractional Interests:** Minimum investment of \$25k or 50%

#### Investment Scenario

Real estate investor was seeking a business purpose 2<sup>nd</sup> TD on this SFR in Rosemead, CA in Los Angeles County. Funds from our loan were used to bring the 1<sup>st</sup> TD current and invest back into the property in preparation for sale.

The subject property is an 1,843 SF ranch style SFR that sits on a 6,488 SF lot. The property consists of 8 total rooms with 3 BR/2 BA and 2-car attached garage. Property features a gated in-ground swimming pool and is situated at the end of cul de sac street. The subject is close to the 10 freeway as well as schools, shopping, restaurants, recreation and medical facilities. Rental income is \$2,300 per month. 1<sup>st</sup> TD is conventional loan at 4.25%.

This is a 44.10% CLTV on the BPO value of \$780k. Loan structure features 4 months' guaranteed interest, 6 months' prepaid interest and a 10% annualized return.