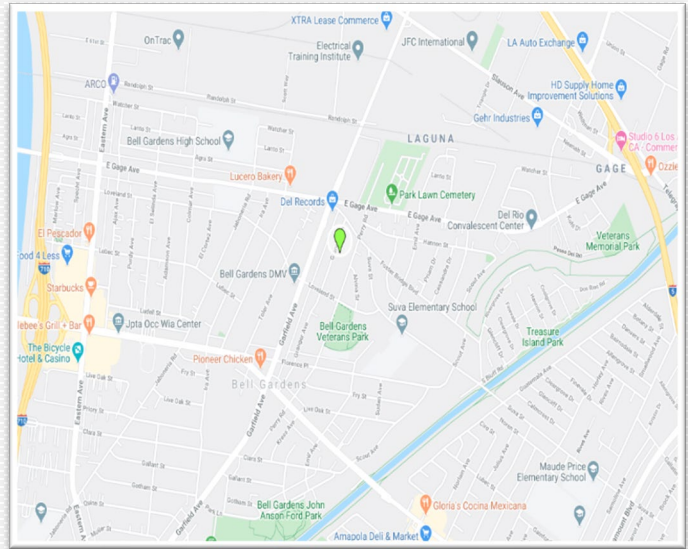


# Recently Funded Hard Money Loan in Bell Gardens for \$60,000



## Property Information

**Type:** SFR  
**BPO Value:** \$700,000  
**Home SF:** 2,204  
**BPO Value/SF:** \$317.60  
**Lot Size SF:** 11,514 or .264 acres  
**Total Rooms:** 8  
**Bedrooms:** 5  
**Bathrooms:** 2  
**Stories:** 2  
**Garage:** attached 2-car  
**Architectural Style:** Traditional  
**Exterior Wall:** Stucco  
**Year Built:** 1939  
**Features:** in-ground pool  
**Occupancy:** Owner Occ.  
**County:** Los Angeles  
**Zoning:** BGR3  
**APN:** 8515-012-034

## Loan Information

**Lien Position:** 2nd TD  
**Loan Amount:** \$60,000  
**Existing 1<sup>st</sup> TD:** \$383,000 @ 4.325%  
**Combined Loan Amount:** \$443,000  
**CLTV on BPO Value:** 63.29%  
**Net CLTV on BPO Value:** 62.00%  
**Lender Rate:** 12.25%  
**Monthly Payment to Lender:** \$587.50  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 24 months  
**Gross Protective Equity over BPO Value:** \$245,000  
**Guaranteed Int.:** 12 months  
**Prepaid Interest:** 12 months  
**Borrower Credit Score:** 506  
**Exit Strategy:** Conventional or FHA Refi

## Investment Scenario

Self employed borrower sought a business purpose cash-out 2<sup>nd</sup> TD on this owner occupied SFR in Bell Gardens, CA in LA County. Funds from our loan will be used to put back into the borrower's drywall business.

The subject property is a 2-story traditional style home sitting on a large 11,514 SF lot with a fenced yard. The home is 2,204 SF with 8 total rooms and 5 BR/2 BA and a 2-car attached garage. The subject features a dining room, family room, fireplace, in-ground pool and a large lot. The subject is close to the 710 & 5 Freeways as well as to schools, shopping, restaurants, recreation and medical facilities. The 1<sup>st</sup> TD is held by California Federal Bank at 4.325%. Exit strategy from our loan is a conventional or FHA refinance.