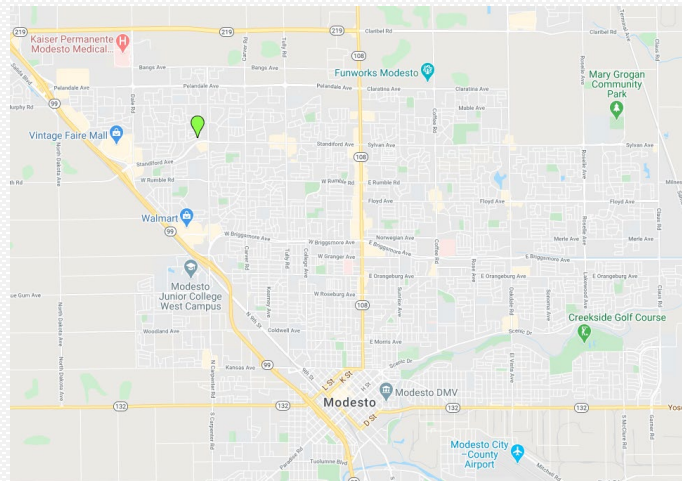


# Recently Funded Hard Money in Modesto for \$214,500



## Property Information

**Type:** SFR  
**Broker Price Opinion (BPO) Value:** \$330,000  
**Home SF:** 1,220 sf  
**BPO Value/SF:** \$270.49  
**Lot Size SF:** 3,484 or .085 acre  
**Total Rooms:** 6  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Stories:** 1  
**Garage:** 2-car attached  
**Architectural Style:** Ranch  
**Exterior Wall:** Wood  
**Year Built:** 1986  
**Occupancy:** Non-Owner Occ.  
**County:** Stanislaus  
**Zoning:** Residential  
**APN:** 076-021-062

## Loan Information

**Lien Position:** 1st TD  
**Loan Amount:** \$214,500  
**LTV on BPO Value:** 65.00%  
**Net CLTV on BPO Value:** 61.10%  
**Lender Rate:** 10.00%  
**Monthly Payment to Lender:** \$1,876.88  
**Loan Type:** Business Purpose Cash-Out  
**Amortization/Term:** Int Only / 18 months  
**Gross Protective Equity over BPO Value:** \$115,500  
**Guaranteed Int.:** 9 months  
**Prepaid Interest:** 6 months  
**Borrower Credit Score:** 558  
**Rental Income:** \$1,500  
**Exit Strategy:** Conventional Refi or Sale

## Investment Scenario

Business owners and real estate investors sought a new business purpose cash-out 1<sup>st</sup> TD on this non-owner occupied investment property in Modesto, CA in Stanislaus County. Funds from our loan will be used to payoff an existing 1<sup>st</sup> as well as for making improvements to the same property.

The subject property is 1,220 SF ranch style SFR sitting on a 6,784 SF lot. The home has 6 total rooms with 2 BR/2 BA and a 2-car attached garage. The property is close to HWY 99 and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Rental income is \$1,500/month. Exit strategy from our loan is a conventional refinance.



CrowdTrustDeed



MortgageVintage, Inc.