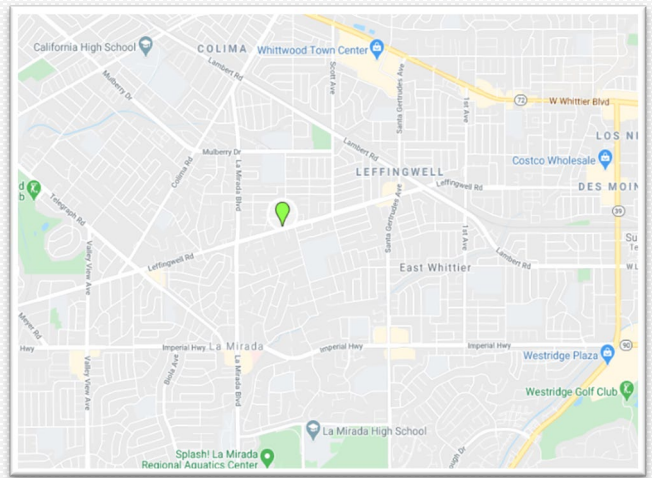


Recently Funded Hard Money Loan in Whittier for \$681,000



Property Information

Type: Commercial
Appraised Value: \$1,270,000
Total Bldg SF: 5,067 sf
Appraised Value/SF: \$250.64
Lot Size SF: 19,724
Lot Size Acres: .45
Features:

- 12 offices
- 2 conference rooms
- Breakroom
- Kitchen
- Reception/lobby Area

Bathrooms: 4
Stories: 2
Parking: 20 paved spaces
Quality: Good Class D
Exterior Wall: Stucco/Brick
Year Built: 1967
Environmental: Low Risk, No Further Action Required
Occupancy: Tenant
County: Los Angeles
Zoning: CH, Commercial
APN: 8228-017-028

Loan Information

Lien Position: 1st TD
Purchase Price: \$1,135,000
Loan Amount: \$624,250
LTV on Purchase Price: 55.00%
LTV on Appraisal: 49.15%
Lender Rate: 10.50%
Monthly Payment to Lender: \$5,462.19
Loan Type: Purchase
Amortization/Term: Int Only / 36 months
Gross Protective Equity over Appraised Value: \$645,750
Guaranteed Int.: 9 months
Prepaid Interest: 0 months
Gross Rental Income: \$90,000 annually
Monthly Rental Income: \$7,500 (tenant-in-tow – July 1)
Applied Cap Rate: 6.5%
Borrower Credit Score: 605
Exit Strategy: Commercial Loan

Investment Scenario

Business owner and real estate investor sought a 1st trust deed to complete the purchase of this commercial property in Whittier in LA County. Though currently vacant, the borrower has a tenant-in-tow that has signed a 3-year lease starting at \$7,500/month for the 1st floor of the building. The lease began July 1st.

The subject property is a two story 5,067 SF commercial building situated on a 19,724 SF corner lot. The current use of the commercial building is deemed the “highest and best use” of the property. The building features 12 offices, 2 conference rooms, breakroom, kitchen and a reception/lobby area. The subject is ideally located near highway 72 & 39 as well as the 5 freeway and restaurants, schools and shopping. The borrower’s longer-term plan for the building is to do some minor upgrades to the 2nd floor to accommodate another tenant and, in turn, maximize the ROI of the investment. Exit strategy from our loan is commercial loan.

