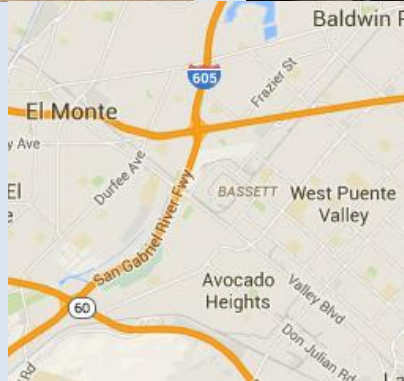


## Recent Transaction: \$125,000 2<sup>nd</sup> Trust Deed Cash-Out Loan Funded – La Puente, CA



### ***Property Information***

- **Type:** SFR
- **Estimated Value:** \$375,000
- **Closing Date:** Q4 2014
- **Home S.F.:** 1,200 s.f.
- **Est. Value/s.f.:** \$312.50/s.f.
- **Lot Size:** 6,463 s.f.
- **Total Bdr/Bath:** 3/2
- **Stories:** 1
- **Driveway:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1961
- **Features:** Subject Property is a 3 bed, 2 baths 1,200 s.f. SFR located in Avocado Heights Equestrian area of La Puente, CA
- **Occup:** Owner Occ.

### ***Loan Information***

- **Lien Position:** 2<sup>nd</sup> TD
- **Loan Type:** Business Purpose Cash-Out
- **New 2<sup>nd</sup> TD Loan Amount:** \$125,000
- **CLTV on Est. Valuation:** 61.60%
- **Borrower Interest Rate:** 12.75%
- **Amortization:** Interest Only due in 3 years
- **Guaranteed Interest:** 6 months
- **Exit Strategy:** Payoff loan with conventional refinance
- **Occup:** Owner Occ.

### ***Loan Scenario:***

790 Mid FICO Real Estate Investor looking for a business purpose cash-out on this SFR to make real estate investments and provide additional capital for partnership in auto part business. Subject Property is a 3 bed, 2 baths 1,200 s.f. SFR located in Avocado Heights Equestrian area of La Puente, CA. Mortgage Vintage, Inc. was able to fund the loan quickly within 3 business days from receiving the signed Term Sheet.