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DRE #02137825



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Prepared for:
Property Address:

Olga Wright
963 West 9th Street
San Pedro, CA 90731

Loan Options	3-Year Fixed Low Rate	5-Year Fixed Low Rate	5-Year Fixed No Pre-Pay	5-Year Fixed No PPP, 5 Yrs. I/O
Purchase Price	\$1,520,000	\$1,520,000	\$1,520,000	\$1,520,000
Loan Amount	\$1,064,000	\$1,064,000	\$1,064,000	\$1,033,600
Down Payment	\$456,000	\$456,000	\$456,000	\$486,400
Loan-to-Value	70%	70%	70%	68%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.25
Current Interest Rate	5.75%	5.75%	5.85%	6.10%
Loan Term	30 Years	30 Years	10 Years	10 Years
Amortization in Years	30	30	30	30
I/O Monthly Payment	-	-	-	\$5,254
Monthly Payment	\$6,209	\$6,209	\$6,277	\$6,264
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	No
Pre-Payment Penalty	Years 1-3	Years 1-5	None	None
	3-2-1%	5-4-3-2-1%	-	-
Loan Fee	1%	1%	1.5%	1.5%
Estimated Costs:				
Appraisal/Due Diligence	\$7,500	\$7,500	\$8,500	\$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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