

## Jean-Marc Herrouin

Senior Loan Officer

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VENTURE WEST FUNDING

Prepared for:

c/o Dunham Stewart and Will Joseph

January 6, 2025

Property Address:

20 22nd Street  
Hermosa Beach, CA

Quote #1

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Loan Options	Option 1 5-Year Fixed	Option 2 7-Year Fixed	Option 3 10-Year Fixed
Purchase Price	\$7,400,000	\$7,400,000	\$7,400,000
Loan Amount	\$1,998,000	\$1,998,000	\$1,998,000
Down Payment	\$5,402,000	\$5,402,000	\$5,402,000
Loan-to-Value	27%	27%	27%
Current Interest Rate	<b>6.120%</b>	<b>6.320%</b>	<b>6.420%</b>
Loan Term	5	7	10
Amortization in Years	30	30	30
P & I Monthly Payment	<b>\$12,134</b>	<b>\$12,393</b>	<b>\$12,524</b>
Recourse	Yes	Yes	Yes
Pre-Payment Penalty	Years 1-3	Years 1-5	Years 1-7
	5-4-3%	5-5-4-3-2%	5-5-4-4-3-3-2%
VWF Loan Fee *	1% + \$795	1% + \$795	1% + \$795
Estimated Costs:			
Appraisal/Due Diligence	\$7,500	\$7,500	\$7,500
Closing/Processing/Underwriting	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**

\* VWF loan fees increase to 1% + \$895 for 3-4 entities and 1% + \$995 for 5 or more entities.

***Rates and programs are subject to change without notice***

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