



October 18, 2023, Rates available as of this date, this is not a quote or guarantee to lend.

Property: 1833-1837 Fern Street, San Diego, CA 92102
Purchase Price: \$3,199,000
Property type: Multifamily/3 units + 2 ADUs

Owner Occupied Mortgage Option

VA Loan

Loan Amount LTV up to 100%: \$3,199,000+/Zero down payment, based on available entitlement
Interest rate: 6.699, * risk-based pricing
Loan Term: 30 year fixed
Origination Points: 1.000%
Payment Interest & Principal only: \$21,321

Hard Money

Loan Amount Max LTV 75%: \$2,399,250
Interest Rate: 10.5 -12, *risk-based pricing
Loan Term: 2-3 years
Origination Points: 2.000%
Interest Only payments (\$2,399,250 @ 10.500%): \$20,993
Loan Fees: \$6,890 (not including origination)
Amortization Type: Interest-Only
Interest Type: Fixed
Prepayment Penalty: 1 point of loan amount before 6 months of note date.

Non-QM available soon, DSCR, Bank Statement,

1:25 and 1:1 DSCR, 40 year amortization, Interest only payments

Items needed for Formal Letter of Intent: Personal Financial Statement & Real Estate Schedule for all owners, 2021 and 2022 1040, Verification of Down Payment and Reserves Funds, Purchase Contract.

The above are provided as estimates only, more options are available, some terms are negotiable.

Sincerely,

YVETTE VALENZUELA
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Coastal Loans NMLS #1642569

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