



California Capital Real Estate Advisors

RESIDENTIAL REO INVESTOR PROGRAM

Description: Experienced investor in Residential REO or short sale properties acquires a property with low to moderate repairs needs. Investor seeks financing only for acquisition and will pay repairs out of pocket and remarket the property for sale or refinance for rental purposes with a conventional lender within 2-3 months of acquisition.

Loan Amounts:	\$50,000 to \$250,000
Property Types:	SFR's and 2-4 units. Condominiums not allowed.
Term:	4 months
Rate:	12%
Points:	5 points
Maximum Loan Amount:	60% of acquisition cost
Borrower Types:	Individuals, LLCs, corporations, partnerships; all business purpose only
Personal Guarantees:	Not required.
Minimum Liquidity:	3 months of interest payments impounded
FICO Score:	620+
Timeline to Fund:	10 days from complete application
Fees:	\$600 underwriting, \$600 processing, \$500 loan documentation and \$400 appraisal
Documents Required:	Loan Application Package (Exhibit A) Purchase Contract Permits (if required) 3 Months Account Statements Tax Returns and Income Verification (New borrower) Tri-Merge Credit Report and FICO score 1004 Appraisal by approved Appraisers

EXAMPLE FOR EXPERIENCED REO INVESTOR:

Purchase Price of Property:	\$120,000
Resale Value:	\$160,000
60% of Purchase Price:	\$72,000
Loan Fee:	\$3,600
Underwriting/ Loan Doc Fees:	\$1700
Appraisal Fee:	\$400
Title/Escrow Fees:	\$1,500 Estimate

CALL MARK MOZILO AT (626) 229-9056

OR

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FOR MORE INFORMATION