

# Dana Point Luxury SFR Refinance

## Case Study | June 2025

### INVESTMENT HIGHLIGHTS

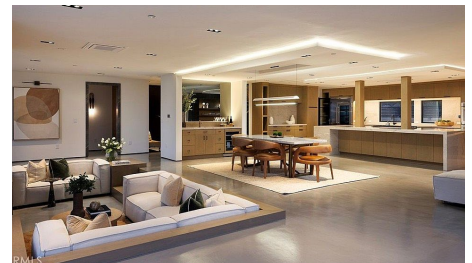
- High-equity repositioning: Borrower leveraged \$2.7M in renovations to unlock \$250K in cash while maintaining sub-70% LTV on a \$7.75M asset.
- Institutional-quality Borrower: 20+ completed flips and rental projects; 770 FICO; \$400K liquidity; \$2.85M gross income in 2024.
- Prime coastal location: Luxury non-owner-occupied SFR in Dana Point's Lantern Bay Estate- high-demand exit market with limited inventory.
- Clean, stabilized asset: Fully renovated and listed for sale; bridge structure supports short-term liquidity while preserving upside.

### Investment Terms

<b>Property Address:</b>	Dana Point, CA
<b>Purchase Price:</b>	Purchased for \$3.2M on 1/4/2022
<b>As is value:</b>	\$7,750,000
<b>Rehab Budget:</b>	GUC amount was \$2.7M / SP listed in late Feb 2025
<b>ARV:</b>	\$7,750,000
<b>Price per sqft:</b>	\$1,761psf

### Collateral Description

<b>Loan Product:</b>	Stabilized Bridge
<b>Loan Purpose:</b>	Refi Cash Out (Cash Out Amt \$250k)
<b>Loan Term:</b>	12 Months
<b>Loan Amount:</b>	\$5,250,000
<b>As Is LTV:</b>	67.74%
<b>ARLTV:</b>	67.74%



### Transaction Summary

An experienced Investor approached Foundation Specialty Finance to refinance a fully renovated luxury SFR in Dana Point, CA. With 20+ completed transactions, \$400K in liquidity, and \$2.7M in property improvements, the Borrower sought to extract \$250K in cash while maintaining a conservative 67.74% LTV on a \$7.75M asset. The property, originally acquired for \$3.2M, was listed for sale in early 2025 after the completion of rehabilitation.

Foundation Specialty Finance delivered speed, structure, and certainty- underwriting to the asset and the strategy, not just the paperwork. Despite background complexities, we structured a clean 12-month stabilized bridge loan that preserved timeline and optionality. Our ability to navigate nuanced deals while protecting capital continues to make FSF a trusted capital partner for real estate Investors.