

# \$3.9M 1st Trust Deed Opportunity @ 10.00%



275 Robincroft Drive, Pasadena, CA 91104



## *Property Information*

- **Type:** SFR
- **Appraised Value:** \$6.5 Mil
- **6/2014 BPO Value:** \$6.5 Mil
- **Actual Rent:** \$25k/mo.
- **Closing Date:** 6/18/2014
- **Home S.F.** 7,030 sq. ft
- **Appraised Value/s.f.:** \$924.61/s.f.
- **Lot Size:** 38,847 sq. ft.
- **Total Bdr/Bath:** 9/5
- **Driveway:** Yes
- **Floor:** 2
- **Porch/Patio:** Yes
- **Fireplaces:** 3
- **Balconies:** Yes
- **Driveway/Garage:** Yes/4
- **Carpports:** 20
- **Year Built:** 1900
- **Features:** Beautiful 7,030 sq. ft. home sitting on a large 38,847 sf ft. lot in Pasadena
- **Occup:** Non-Owner Occ.
- **APN:** 5729-010-026

## *Loan Information*

- **Lien Position:** 1st TD
- **Loan Amount:** \$3,900,000
- **LTV on Appraised Value:** 60.00%
- **Rate for Investor:** 10.00%
- **Net Payment to Investor/Mo:** \$34,225.29
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over Appraised Value:** \$2.60M
- **Guaranteed Interest:** 180 days
- **Prepaid Principal & Interest:** 3 Months
- **Exit Strategy:** Sell other investment properties
- **Fractional Interests:** CROWDFUNDING NOW. Minimum fractional interests of \$75k available.

## *Investment Scenario:*

645 Mid FICO and Real Estate Investor looking for a cash-out on this luxury rental property to expand on the current assisted living facility. Cash-out being used to purchase a Pharmacy for borrower's adjacent Assisted Living Facility.

Subject Property is a beautiful 9 bed, 5 baths SFR sitting on a large 38,847 sq. ft. lot in Pasadena. Property features marble flooring in foyer and wood floors throughout, formal living room and dining room, balconies with Mountain Views and kitchen and bathroom upgrades within the last few years. Property is beautifully landscaped with the water fountain at the entrance with side spiral staircase. This is a luxury rental in Pasadena providing rental income of \$25,000/mo.

This is a 60.00% LTV on May 2014 Appraisal with 3 mos. Prepaid Principal & Interest and 180 days Guaranteed Interest yielding a 10.00% annualized return.

# Property Location



## Recent Photos