

\$140,000 1st Trust Deed Opportunity @ 9.75%



13465 Lasselle Street, Moreno Valley, CA 92553



Property Information

- **Type:** SFR
- **Broker Price Opinion (BPO) Value:** \$225,000
- **Estimate Rent:** \$1,652/mo.
- **Closing Date:** 1/05/14
- **Home S.F.:** 1,812 s.f.
- **BPO Value/s.f.:** \$124.17/s.f.
- **Lot Size:** 1.95 acres
- **Total Bdr/Bath:** 3/2.5
- **Stories:** 1
- **Garage:** Attached 3
- **Exterior Wall:** Stucco
- **Year Built:** 1978
- **Features:** SFR sitting on a large 1.95 acre lot conveniently located near the 60 and 215 FWY
- **Occup:** Non - Owner Occ.
- **APN:** 479-150-033-2

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$140,000
- **LTV on BPO Value:** 62.22%
- **Rate for Investor:** 9.75%
- **Net Payment to Investor/Mo:** \$1,161.38
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over Est. Value:** \$85,000
- **Guaranteed Interest:** 6 months
- **Exit Strategy:** Conventional refinance
- **Fractional Interests:** Minimum interest available at \$70,000 or 50%

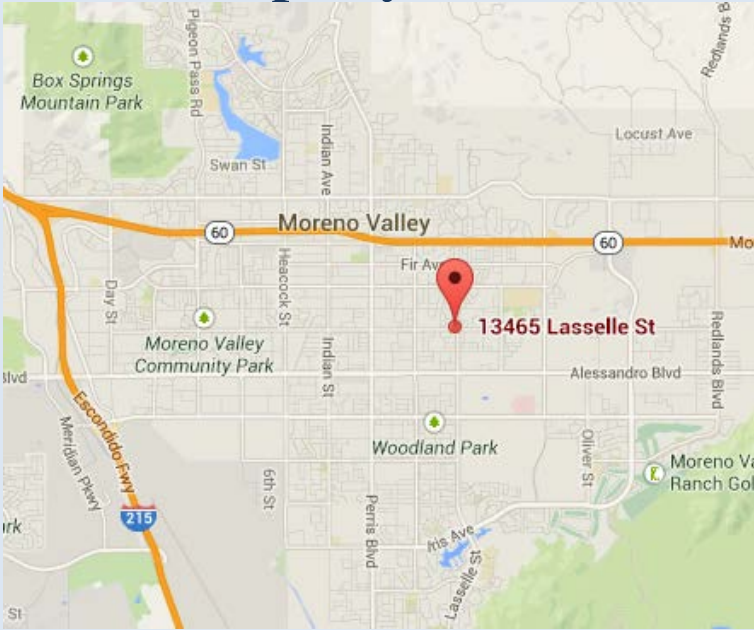
Investment Scenario:

Borrower is a non-profit organization looking for a cash out to payoff existing 1st and 2nd liens. Executive Director of the non-profit org. will provide personal guaranty. The non-profit org. received the property as a donation from the previous owner.

Subject Property is a 3 bed 2.5 baths SFR sitting on a large 1.95 acre lot of Moreno Valley. Property needs about \$25k in repair. Non-profit org. has pre-approval from HUD to fund the renovation.

This is a 62.22% LTV on BPO Valuation yielding 9.75% annualized return with 6 months Guaranteed Interest.

Property Location



Bedroom



Bathroom



Backyard



Street View

Recent Photos