

\$436,875 1st Trust Deed Opportunity @ 9.50%



18919 Halsted Street, Northridge, CA 91324



Property Information

- **Type:** SFR
- **Purchase Price:** \$582,500
- **Estimate Rent:** \$2,583/mo.
- **Est. Closing Date:** 4/09/14
- **Home S.F.:** 2,184 s.f.
- **Lot Size:** 7,500 s.f.
- **Total Bdr/Bath:** 4/3
- **Stories:** 1
- **Driveway:** Yes
- **Garage:** Attached, 2
- **Fireplace:** Yes
- **Family Room:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1963
- **Features:** Beautiful upgraded 4 bed, 3 baths SFR with open floor plan located within convenient proximity to schools, social services, recreation areas and transportation
- **Occup:** Non-Owner Occ.
- **APN:** 2762-037-028

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$436,875
- **LTV on Pur. Price:** 75.00%
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$3,538.95
- **Loan Type:** Rental Purchase
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity:** \$145,625
- **Guaranteed Interest:** 180 days
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Minimum fractional interests of \$145,625 available or 33%

Investment Scenario:

Owner of a construction company and Real Estate Investor looking to purchase this beautiful upgraded SR for rental income. Borrower is putting in over \$145k of own cash into this investment.

Subject Property is a 4 bdr, 3 baths SFR located in a cul-de-sac in Northridge. Property has an open floor plan with large living room, dining room family room/den and circular driveway. Master bedroom has en suite bath and walk in closet. Kitchen has granite countertops, windows are dual paned and has central HVAC.

This is a 75.00% LTV on Purchase Price yielding 9.50% annualized return with 6 months guaranteed interest.

Property Location



Living Room



Kitchen



Bedroom



Rear View

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