

\$840,000 1st Trust Deed Opportunity @ 9.25%



4307 Bel Air Drive, La Canada Flintridge, CA 91011



Property Information

- **Type:** SFR
- **Purchase Price:** \$1.20M
- **Broker Price Opinion (BPO) Value:** \$1.1025M
- **Estimate Rent:** \$3,436/mo.
- **Est. Closing Date:** 4/18/14
- **Home S.F.:** 2,088 s.f.
- **\$/S.F.:** \$528
- **Lot Size:** 6,645 s. f.
- **Total Bdr/Bath:** 5/2.5
- **Stories:** 1
- **Driveway:** Yes
- **Garage:** Attached, 1
- **Pool:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1949
- **Features:** 5 bed, 2.5 baths
SFR located in a desirable neighborhood in La Canada Flintridge
- **Occup:** Non-Owner Occ.
- **APN:** 5814-006-018

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$840,000
- **LTV on Purch. Price:** 70.00%
- **Rate for Investor:** 9.25%
- **Net Payment to Investor/Mo:** \$6,641.54
- **Escrow Holdback Funds Control:** \$10,000
- **LTV After Funds Control:** 69.17%
- **Loan Type:** Fix and flip
- **Amortization/Term:** 40
Year amort/due in 12 mos.
- **Gross Protective Equity over BPO Value:** \$360,000
- **Exit Strategy:** Fix and re-sell
- **Fractional Interests:**
Minimum fractional interests of \$210,000 available or 25%

Investment Scenario:

708 Mid FICO Real Estate Investor purchasing SFR for fix and re-sell. Borrower is putting over \$350k of own cash into this investment with \$30k in rehab.

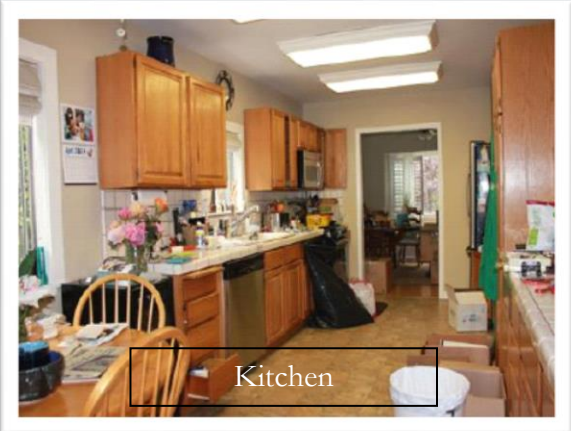
Subject Property is a 5 bdr, 2.5 baths SFR on a large 6,645 sq. ft. lot located in La Canada Flintridge. Property has tile kitchen, carpeted bedrooms and living room with granite bathroom. Property has large private backyard with swimming pool, BBQ area and patio. Borrower is putting in approx. \$30k to upgrade the subject property with \$10k escrow holdback funds control.

This is a fix and flip loan yielding 9.25% net to investor. Minimum fractional interests of 25% or \$210,000 available.

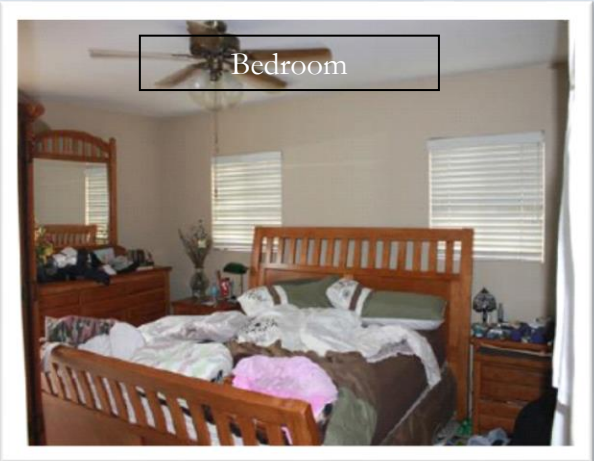
Property Location



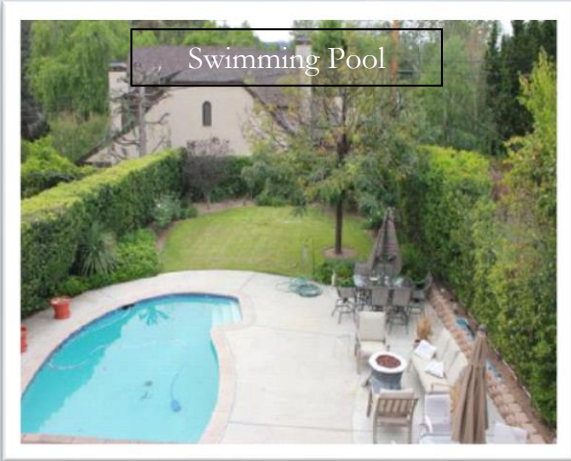
Family Room



Kitchen



Bedroom



Swimming Pool

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