

## \$105,000 1st Trust Deed Opportunity @ 8.75%



14583 Choke Cherry Drive, Victorville, CA 92392



### *Property Information*

- **Type:** SFR
- **Current Valuation:** \$187,000
- **Origination (BPO) Value:** \$175,000
- **Actual Rent:** \$850/mo.
- **Closing Date:** 6/07/2014
- **Home S.F.** 1,920 sq. ft
- **BPO Value/s.f.:** \$91.15/s.f.
- **Lot Size:** 7,500 s.f.
- **Total Bdr/Bath:** 4/2
- **Floor:** 1
- **Exterior:** Stucco
- **Fireplace:** Yes
- **Pool:** Yes
- **Driveway/Garage:** Yes/2
- **Year Built:** 1989
- **Features:** SFR sitting on a large 7,500 sq. ft. lot conveniently located close to the 15 FWY
- **Occup:** Non-Owner Occ.
- **APN:** 3093-011-34-0-000

### *Loan Information*

- **Lien Position:** 1st TD
- **Loan Amount:** \$105,000
- **LTV on Current Value:** 56.15%
- **Rate for Investor:** 8.75%
- **Net Payment to Investor/Mo:** \$765.63
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over BPO Value:** \$82,000
- **Maturity:** 8/1/17
- **Exit Strategy:** Sell the property
- **Loan Status:** Performing

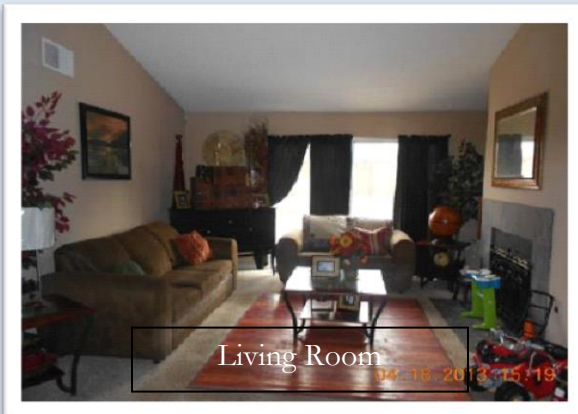
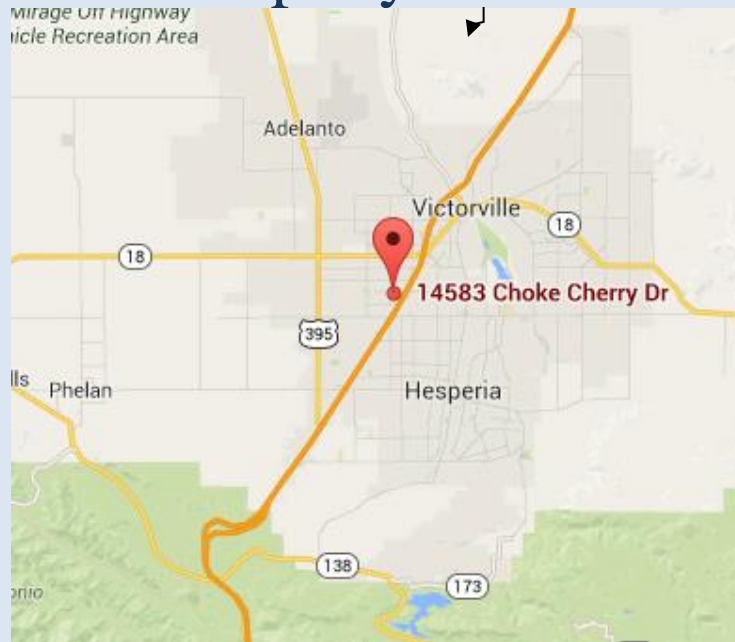
### *Investment Scenario:*

Real Estate Investor used cash-out to upgrade the subject rental property.

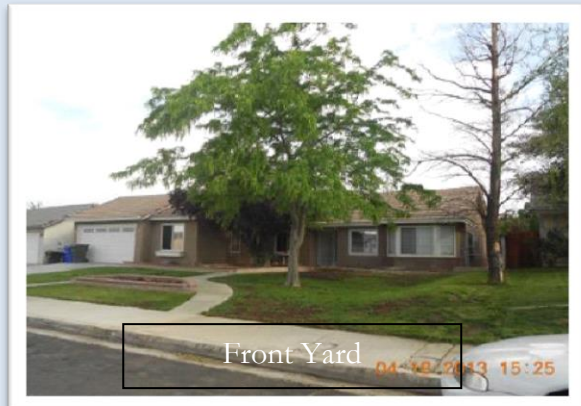
Subject Property is a 4 bed, 2 baths SFR sitting on a large 7,500 sq. ft. lot conveniently located close to the 15 FWY. Property is carpeted throughout with granite countertop kitchen, fireplace and swimming pool. Property is currently providing rental income of \$850/mo.

This is a 56.15% LTV on 11/14 Valuation yielding an 8.75% annualized return.

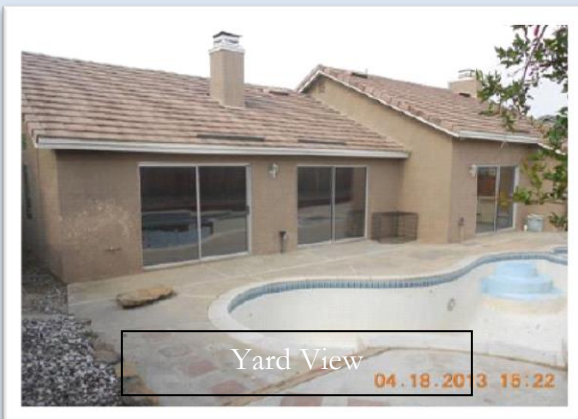
# Property Location



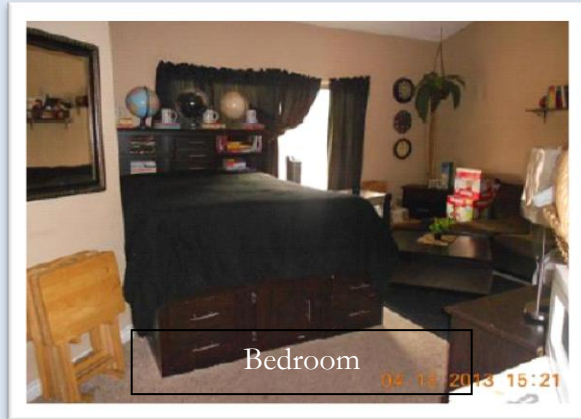
Living Room



Front Yard



Yard View



Bedroom

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