

\$250,000 1st Trust Deed Opportunity @ 8.00%



7163 E. Crown Parkway, Orange, CA 92867



Property Information

- **Type:** SFR
- **Appraised Value:** \$830,000
- **Est. Rent:** \$3,021/mo.
- **Closing Date:** 6/08/2014
- **Home S.F.** 2,853 sq. ft
- **Appraised Value/s.f.:** \$290.92/s.f.
- **Lot Size:** 4,219 sq. ft.
- **Total Bdr/Bath:** 5/3
- **Floor:** 2
- **Porch/Patio:** Yes
- **Fireplace:** Yes
- **Ext. Material:** Wood/Stucco
- **Driveway/Garage:** Yes/3
- **Year Built:** 2001
- **Features:** Beautiful 2,853 s.f. SFR located in Serrano Height of Orange with plantation shutters, recessed lightings, crown molding and built-in BBQ area
- **Occup:** Owner Occ.
- **APN:** 370-394-42

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$250,000
- **LTV on Appraised Value:** 30.12%
- **Rate for Investor:** 8.00%
- **Net Payment to Investor/Mo:** \$1,834.41
- **Loan Type:** Debt Consolidation Cash-Out. Consumer loan.
- **Amortization/Term:** 30 Year amort/due in 5 years
- **Gross Protective Equity over Est. Value:** 580,000
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Minimum fractional interests of \$125,000 available or 50%

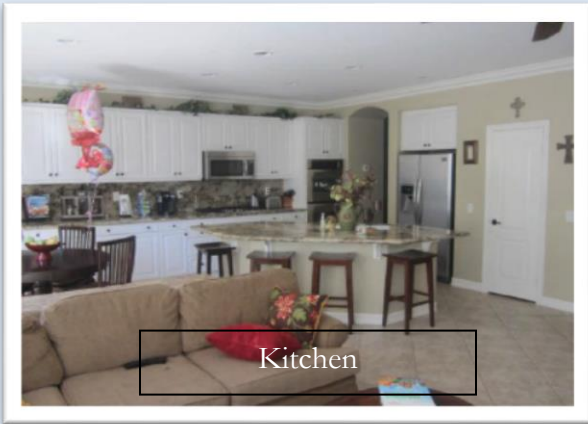
Investment Scenario:

Borrower is a Real Estate Investor looking for a cash-out to consolidate debts. Borrower has sufficient verified income from a Family Trust and her employment.

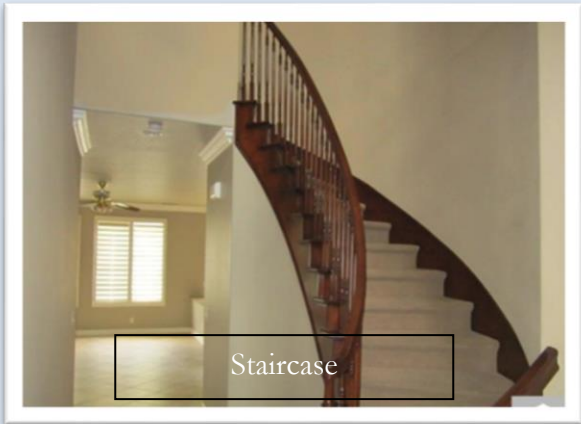
Subject Property is a large 5 bed, 3 baths 2,853 sq. ft. SFR located in Serrano Heights of Orange. Property features spacious living room with formal dining area, cozy fireplace in the living room, granite countertop kitchen and breakfast bar. Property has many upgrades including plantation shutters, custom paint, ceiling fans, crown molding, recessed lightings and private rear yard with built-in BBQ area.

This is a low 30.12% LTV on May 2014 appraisal yielding an 8.00% annualized return.

Property Location



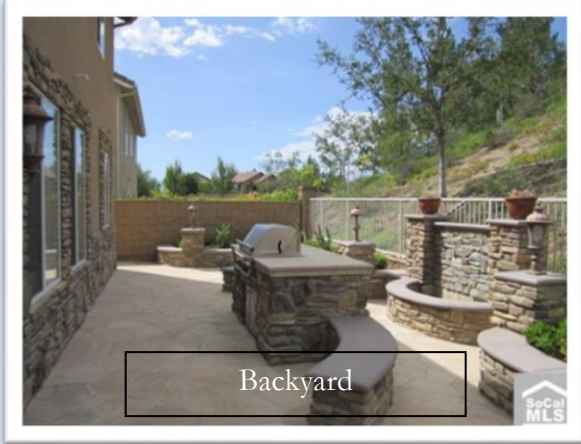
Kitchen



Staircase



Living Room



Backyard

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