

\$1.0 Mil 1st Trust Deed Opportunity @ 9.50%



#1 - 2450 Salamanca, La Verne, CA



#2 - 2666 Vista Del Sol, La Verne, CA

Crowdfunding
Available!

2 La Verne Properties on a Single Trust Deed Investment (Blanket Mortgage)



Property Information

- **Type:** SFR & Land
- **Appraised Value:** \$2.1Mil
 - **Salamanca (#1):** 4,893 s.f. SFR; 4 bed/4 baths, 10,464 s.f. lot, NOO; \$1.3Mil Appraised Value
 - **Vista Del Sol (#2):** 0.63 acres vacant lot with golf course view; \$800k BPO Value
- **Closing Date:** 6/27/2014
- **Driveway:** Yes/4
- **Fireplaces:** 2
- **Garage:** 2
- **View:** Mountain
- **Year Built:** 1997
- **Foundation/Exterior:** Concrete/Stucco
- **Features:** Large 4,893 sq. ft. home and 0.63 acre lot in La Verne with mountain view
- **Occup:** Non-Owner Occ.
- **APN:** 8678-069-029; 8678-073-006

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$1.0 Mil
- **LTV on Appraised Value:** 60.00% on Salamanca and 27.5% on Vacant Lot.
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$8,100.61
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over Appraised Value:** \$1.1Mil
- **Prepaid Principal & Interest:** 3 mos.
- **Guaranteed Int.:** 180 days
- **Exit Strategy:** Refinance or pay off through cash flow
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interests of \$100k available

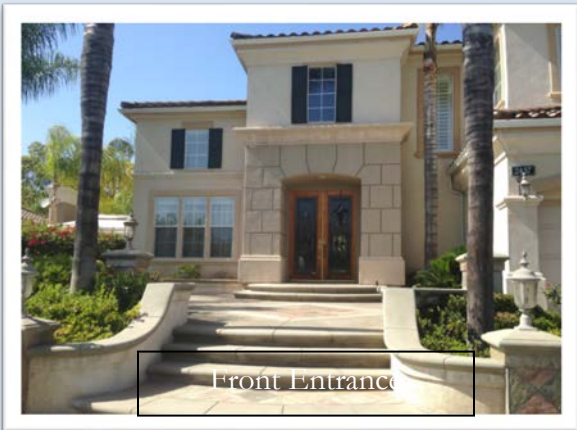
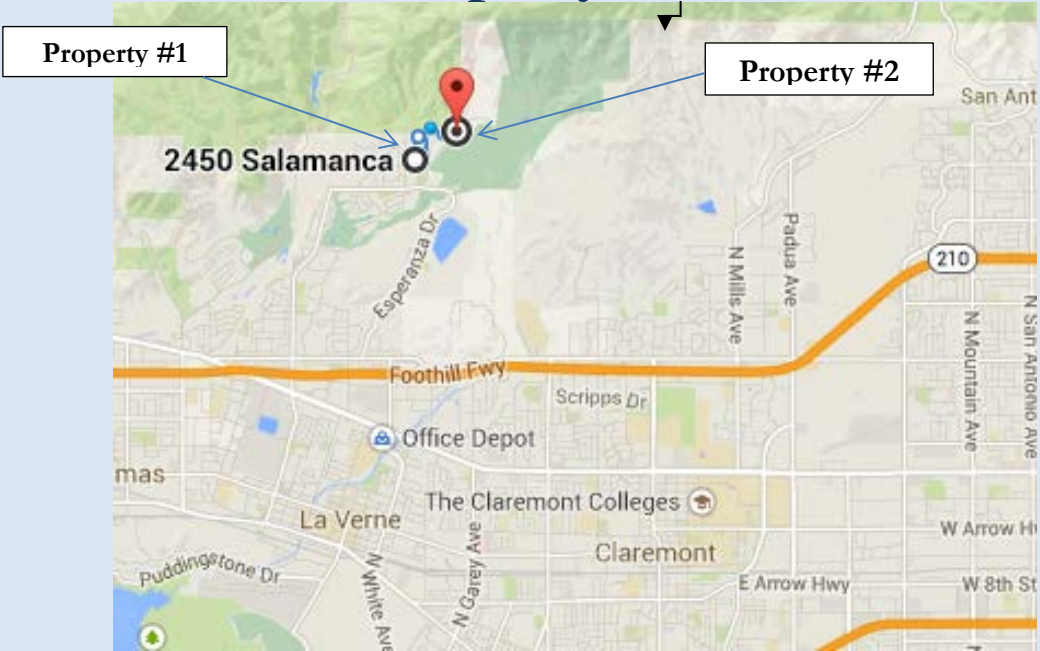
Investment Scenario:

645 Mid FICO and Real Estate Investor looking for a business purpose cash-out on this luxury rental property and vacant land to expand on a currently owned assisted living facility.

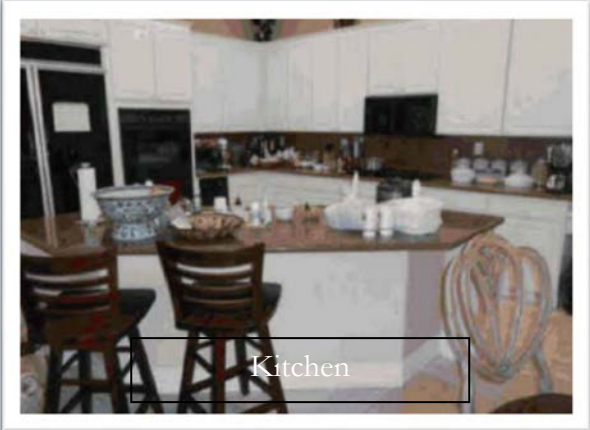
Subject Property #1 is a beautiful 4,893 s.f. home in the secluded and gated community of Marshall Canyon Estates in La Verne. The Property features central A/C, remodeled kitchen (granite countertops, cabinets and stainless steel appliances) and updated bathrooms. Subject Property #2 is a SFR entitled 0.63 acre vacant lot with golf course views.

This is a 60.00% LTV on Appraised Value for the SFR and 27.5% LTV for the Vacant Lot with 180 days Guaranteed Interest yielding a 9.50% annualized return.

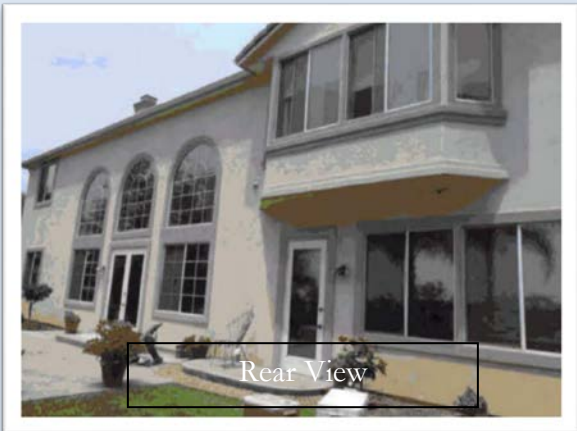
Property Location



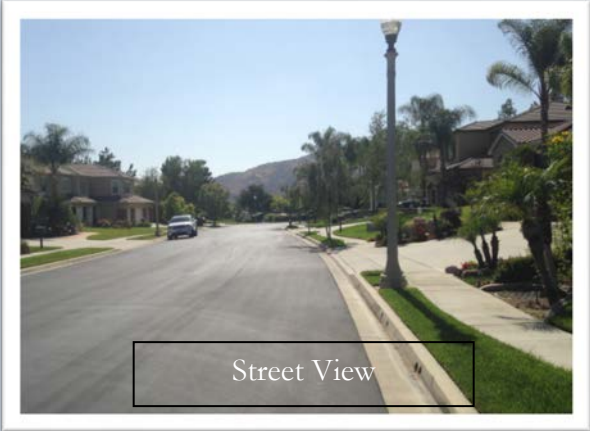
Front Entrance



Kitchen



Rear View



Street View

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