

\$541,500 1st Trust Deed Opportunity @ 9.50%

Crowdfunding
Available!



1315 N. MacNeil Drive, Azusa, CA 91702



Property Information

- **Type:** SFR
- **Estimated Valuation:** \$833,000
- **Purchase Price:** \$722,000
- **Closing Date:** 6/27/2014
- **Home S.F.** 2,850 sq. ft
- **Est. Value/s.f.:** \$253.55/s.f.
- **Lot Size:** 6,000 sq. ft.
- **Total Bdr/Bath:** 5/4.5
- **Driveway:** Yes
- **Floor:** 2
- **Fireplaces:** Yes
- **Garage:** 2
- **View:** Mountain
- **Year Built:** 2014
- **Features:** Newly constructed 2,850 sq. ft. home with mountain view and upgrades located in Azusa
- **Occup:** Non-Owner Occ.
- **APN:** 8625-008-042

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$541,500
- **LTV on Purchase Price:** 75.00%
- **LTV on Est. Value:** 65.00%
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$4,386.48
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 12 mos.
- **Gross Protective Equity over Est. Value:** \$291,500
- **Guaranteed Interest:** 90 days
- **Exit Strategy:** Sell the property
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interests of \$54k available

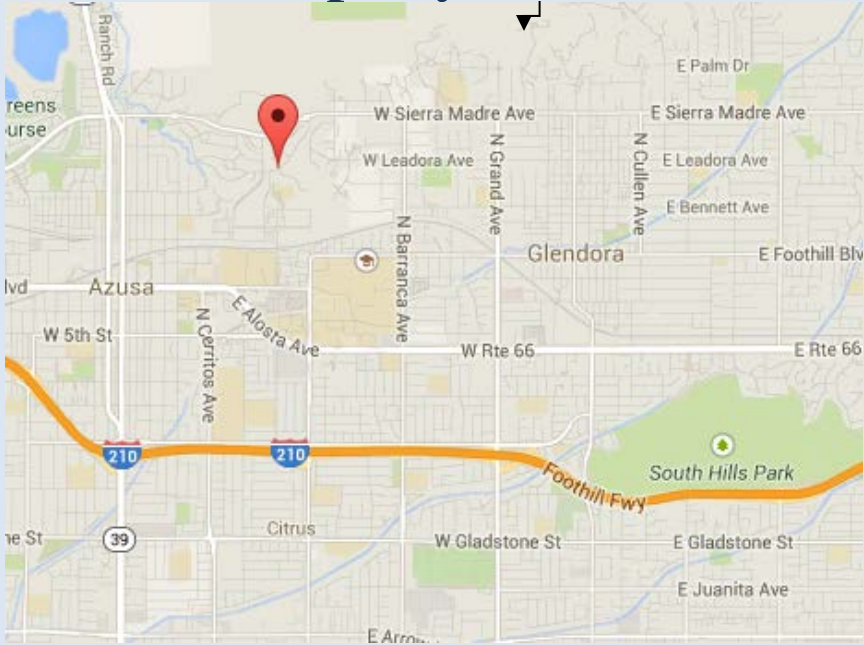
Investment Scenario:

645 Mid FICO and Real Estate Investor looking for a business purpose cash-out on this newly constructed SFR in Azusa to complete upgrade and sell the property. Borrower just closed the all cash purchase on the subject SFR this week.

Subject Property is a newly constructed 2,850 sq. ft. home with hardwood flooring throughout the living room, kitchen and bathroom and carpeted bedrooms. The kitchen is upgraded with granite counters and stainless steel appliances. Borrower plans to improve the value of the home with new landscaping, new paint for each of the bedrooms and complete kitchen upgrade.

This is a 75.00% LTV on Purchase Price with 90 days Guaranteed Interest yielding a 9.50% annualized return.

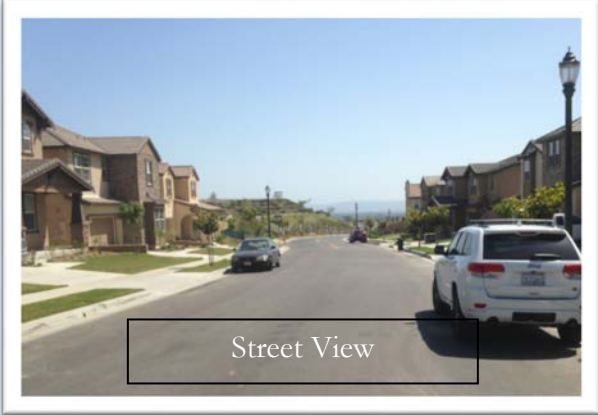
Property Location



Kitchen



Bathroom with Jacuzzi



Street View



Alternate View

Recent Photos