

\$1.386M 1st Trust Deed Opportunity @ 9.75%



Crowdfunding
Now!



5 Pasadena Properties on a Single Trust Deed Investment (Blanket Mortgage)



Property Information

- **Type:** SFRs & Duplex
- **Appraised Value:** \$2.31 Mil
- **Actual Rent:** \$11,100/mo.
 - **Property #1 (290 Grandview):** 1,214 sf SFR, 3 bed/1 baths; NOO;
 - **Property #2 (300-308 Grandview):** 2,016 sf, Duplex; 4 bed/2 baths; NOO
 - **Property #3 (1361 Garfield):** 812 sf; SFR; 1 bed/1 bath; NOO
 - **Property #4 (1371 Garfield):** 1,656 sf., SFR, 3 bed/1.5 baths;
 - **Property #5 (265 Plymouth):** 1,101 sf, SFR, 3 bed/1 bath; NOO
- **Closing Date:** 7/18/2014
- **Year Built:** 1905; 1950; 1941; 1926; 1930
- **APN:** 5729-010-023; 5729-010-029; 5729-010-013; 5729-010-018; 5729-009-020

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$1,386,000
- **LTV on Appraised Value:** 60.00%
- **Rate for Investor:** 9.75%
- **Net Payment to Investor/Mo:** \$11,497.68
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity over Appraised Value:** \$924,000
- **Guaranteed Interest:** 180 days
- **Exit Strategy:** Sell other investment properties
- **Fractional Interests:** CROWDFUNDING NOW. Minimum fractional interests of \$138k available.

Investment Scenario:

645 Mid FICO and Real Estate Investor looking for a cash-out on these 5 rental properties to expand on the current assisted living facility. Cash-out being used to purchase a Pharmacy for borrower's adjacent Assisted Living Facility.

All 5 properties are within walking distance of each other. Properties are currently rented for a total of \$11,100/mo.

This is a 60.00% LTV on February 2014 Appraisal with 180 days Guaranteed Interest yielding a 9.75% annualized return.

Property Location

Property #1 – 290 Grandview

Property #2 – 300 Grandview

Property #4 – 1371 Garfield

Property #5 – 265 Plymouth

Property #3 – 1361 Garfield



Property #1 – Living Room



Property #5 – Dining Room



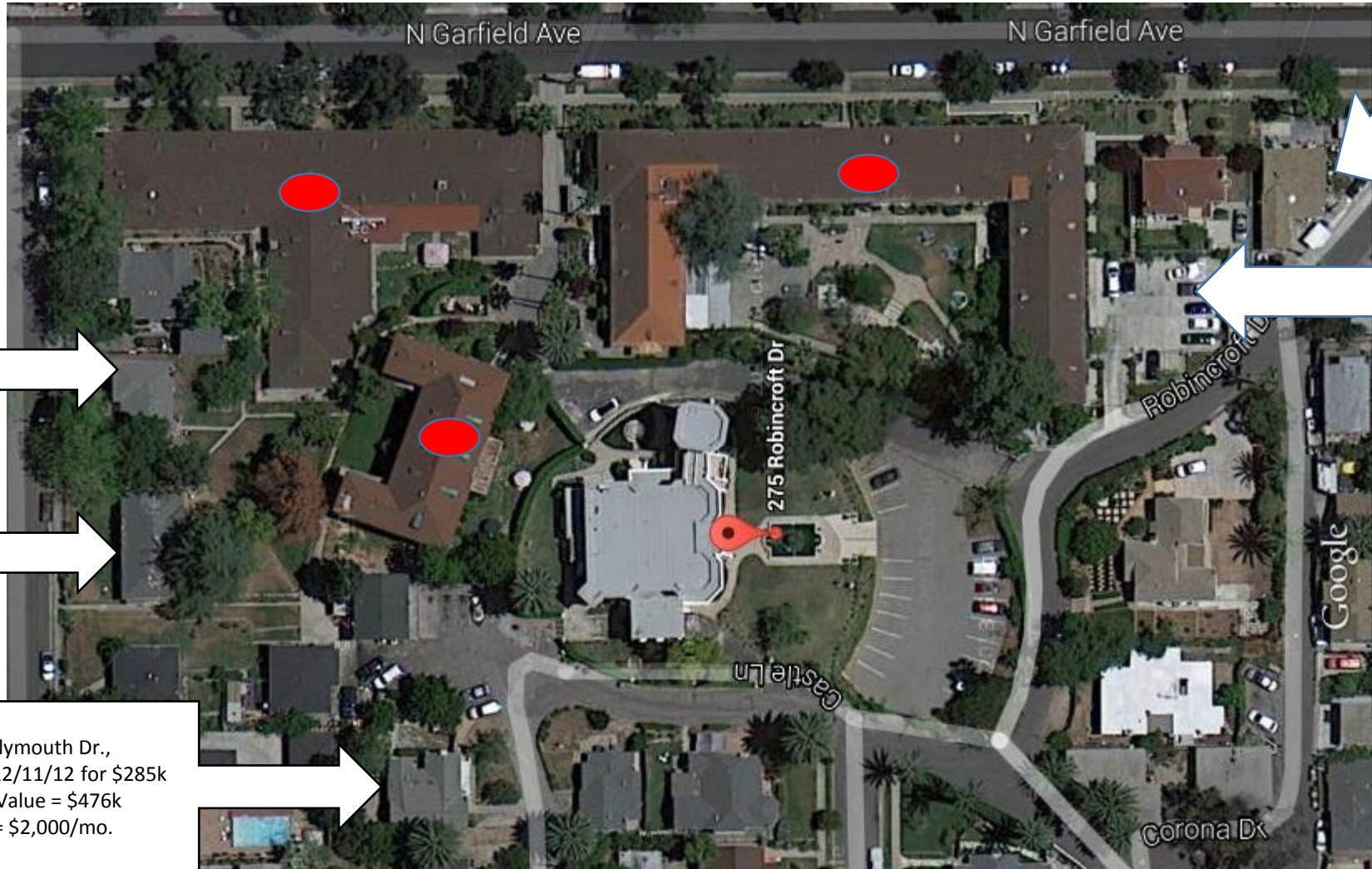
Property #4 - Kitchen



Property 3 - Bedroom

Recent Photos

The Castle (275 Robincroft Dr., Pasadena and Surrounding Properties owned by Borrower's Family)



1361 N. Garfield Ave.,
Purchased 10/4/13 for \$124.5k
Zillow Value = \$370k
Rent = \$1,800/mo

1371 N. Garfield Ave.,
Purchased 10/4/13 for \$233k
Zillow Value = \$595k
Rent = \$2,000/mo

300 – 308 Grandview St.,
Purchased 10/4/13 for \$310k
Zillow Value = \$575k
Rent = \$3,500/mo.

290 Grandview St.,
Purchased 10/4/13 for \$192k
Zillow Value = \$426k
Rent = \$1,800/mo.

265 Plymouth Dr.,
Purchased 12/11/12 for \$285k
Zillow Value = \$476k
Rent = \$2,000/mo.



Assisted Living Facilities Owned by Borrower's Family