

## \$100,000 2nd Trust Deed Opportunity @ 12.50%



3970 Garfield Street, Carlsbad, CA 92008



### *Property Information*

- **Type:** SFR
- **Broker Price Opinion (BPO):** \$1.10 Mil
- **Est. Rent:** \$3,696/mo.
- **Closing Date:** 7/15/14
- **Home S.F.** 2,875 s.f.
- **BPO Value per/s.f.:** \$372.88/s.f.
- **Lot Size:** 6,207 s.f.
- **Total Bdr/Bath:** 4/2.5
- **Deck/Patio:** Yes
- **Fireplace:** Yes
- **Garage:** Attached, 2
- **Heating/Cooling:** Central
- **View:** City/Ocean
- **Year Built:** 2000
- **Features:** Large 2,950 s.f. SFR located in Carlsbad with ocean view and walking distance to the beach
- **Occup:** Owner Occ.
- **APN:** 206-012-08-00

### *Loan Information*

- **Lien Position:** 2<sup>nd</sup> TD
- **Loan Amount:** \$100,000
- **1st TD Amt:** \$505,002
- **Combined Loan Amt:** \$605,002
- **Combined LTV:** 55.00%
- **Rate for Investor:** 12.50%
- **Net Payment to Investor/Mo:** \$1,048.91
- **Loan Type:** Business Purpose Cash Out
- **Amortization/Term:** 40 Year amort/due in 42 mos.
- **Gross Protective Equity over BPO Value:** \$494,998
- **Guaranteed Interest:** 180 days
- **Exit Strategy:** Conventional Refinance

### *Investment Scenario:*

686 Mid FICO borrower looking for cash out to payoff existing business loan and to provide additional capital to borrower's insurance business.

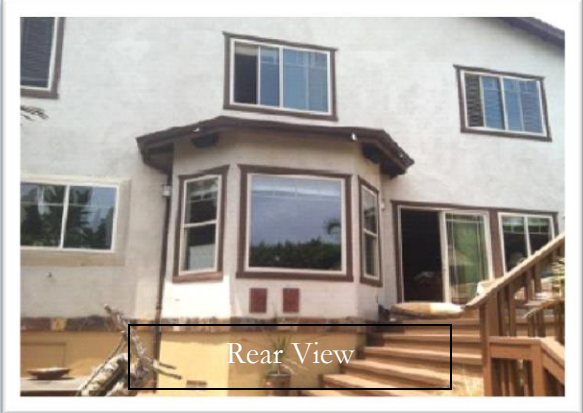
Subject Property is a 2,875 s.f SFR with 4 bdr, 2.5 baths located in Carlsbad with ocean view and walking distance to the beach. Property is carpeted throughout with granite countertop kitchen and island, outdoor fireplace, large family room and a separate living room.

Subject Property provides a CLTV of 55.00% on July 2014 BPO yielding 12.50% annualized return with 180 days Guaranteed Interest.

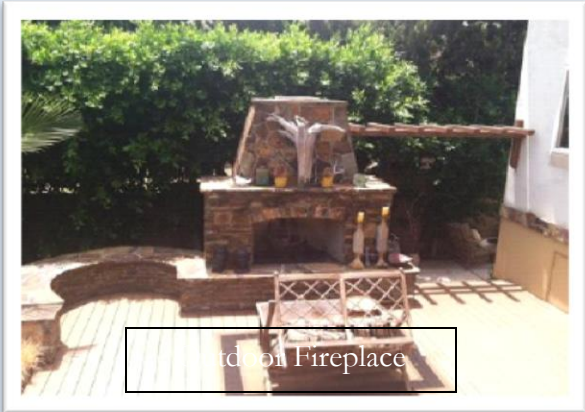
# Property Location



Family Room



Rear View



Garden Fireplace



Kitchen

## Recent Photos