\$100,750 1st Trust Deed Opportunity @ 10.00%



7680 Peach Avenue, Hesperia, CA 92345



Property Information

Type: SFR

Purchase Price: \$182,000
BPO Valuation: \$155,000
Estimate Rent: \$1,107/mo.
Est. Closing Date: 8/09/14

Home S.F.: 1,632 s.f.
 Lot Size: 23,400 s.f.
 Total Bdr/Bath: 2/2

Stories: 1
Garage: 2
Fireplace: 1

Family Room: Yes
Exterior Wall: Stucco

Year Built: 1978

Features: Spacious 2 bed,
 2 baths SFR on large
 23,400 s.f. lot located in
 Hesperia

Occup: Non-Owner Occ.APN: 0398-185-06-0000

Loan Information

Lien Position: 1st TD

■ Loan Amount: \$100,750

LTV on Pur. Price: 55.36%

Rate for Investor: 10.00%

Net Payment to Investor/Mo: \$855.51

• Loan Type: Fix and Rent

Amortization/Term: 40
 Year amort/due in 2 years

Gross Protective Equity:

\$81.250

Guaranteed Interest: 180

days

Exit Strategy: Conventional

Refinance

Fractional Interests:
 Minimum fractional interests

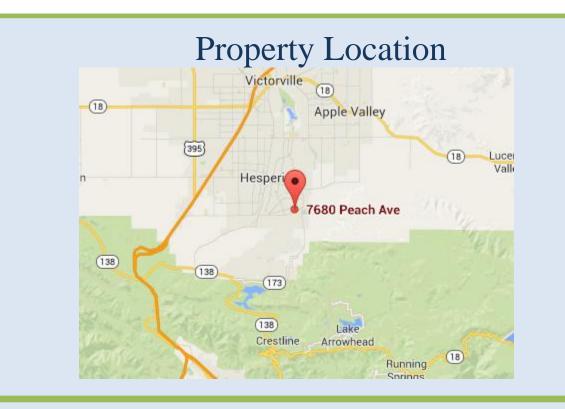
of \$50,375 available or 50%

Investment Scenario:

Real Estate Investor and Borrower looking to purchase SFR fix and rent. Borrower is bringing in over \$80k of own cash into this fix and rent investment and plans to rehab the property to maximize rental income.

Subject Property is a spacious 2 bdr, 2 baths 1,632 s.f. SFR on a large 23,400 s.f. lot located Hesperia. Property is in good condition with carpet floorings throughout, tile kitchen counter top, family room and dining room.

This is a 55.35% LTV on Purchase Price yielding 10.00% annualized return with 6 months guaranteed interest.











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