

## \$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:** 1<sup>st</sup> 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.

# Property Location



Dining Room



Kitchen



Street View



Living Room

## Recent Photos