

\$2.365M 1st Trust Deed Opportunity @ 10.00%



275 Robincroft Drive, Pasadena, CA 91104



Property Information

- **Type:** SFR
- **Appraised Value:** \$6.5 Mil
- **6/2014 BPO Value:** \$6.5 Mil
- **Actual Rent:** \$25k/mo.
- **Closing Date:** 10/3/2014
- **Home S.F.** 7,030 sq. ft
- **Appraised Value/s.f.:** \$924.61/s.f.
- **Lot Size:** 38,847 sq. ft.
- **Total Bdr/Bath:** 9/5
- **Driveway:** Yes
- **Floor:** 2
- **Porch/Patio:** Yes
- **Fireplaces:** 3
- **Balconies:** Yes
- **Driveway/Garage:** Yes/4
- **Carpports:** 20
- **Year Built:** 1900
- **Features:** Beautiful 7,030 sq. ft. home sitting on a large 38,847 sf ft. lot in Pasadena
- **Occup:** Non-Owner Occ.
- **APN:** 5729-010-026

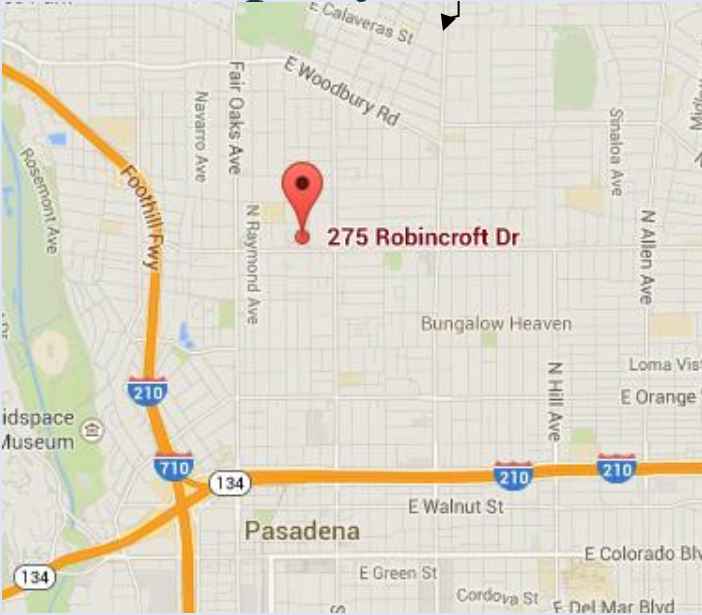
Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** 2,365,000
- **LTV on Appraised Value:** 36.38%
- **Rate for Investor:** 10.00%
- **Net Payment to Investor/Mo:** \$19,708.33
- **Loan Type:** Business Purpose Refinance
- **Amortization/Term:** Interest Only/due in 24 mos.
- **Gross Protective Equity over Appraised Value:** \$4.135M
- **Guaranteed Interest:** 180 days
- **Prepaid Principal & Interest:** 3 Months
- **Exit Strategy:** Construction Loan
- **Fractional Interests:** CROWDFUNDING NOW. Minimum fractional interests of \$235,000 available.

Investment Scenario:

645 Mid FICO and Real Estate Investor looking for a cash-out on this "Castle" property to expand on the current assisted living facility and to buy out the other owner in a currently owned Pharmacy used to supply medicine for borrower's adjacent Assisted Living Facility. The existing loans to be paid off with the loan proceed is \$2.2M. Subject Property is a beautiful 9 bed, 5 baths SFR sitting on a large 38,847 sq. ft. lot in Pasadena. Property features marble flooring in foyer and wood floors throughout, formal living room and dining room, balconies with Mountain Views and kitchen and bathroom upgrades within the last few years. Latest 2012 property sale transaction was an internal family transfer at \$900k. 2013 Borrower put in \$1 mil+ renovation. Rental income of \$25,000/mo from a special events co. This is a 36.38% LTV on May 2014 Appraisal with 3 mos. Prepaid Principal & Interest and 180 days Guaranteed Interest. Annualized yield = 10.00% .

Property Location



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