

## \$272,350 1st Trust Deed Opportunity @ 9.25%



123 Clearwater Way, Rancho Mirage, CA 92270



### *Property Information*

- **Type:** SFR
- **Purchase Price:** \$419,000
- **Appraised Value:** \$419,000
- **Estimate Rent:** \$2,503/mo.
- **Est. Closing Date:** 7/22/14
- **Home S.F.:** 2,036 s.f.
- **Lot Size:** 8,276 s.f.
- **Total Bdr/Bath:** 3/2
- **Stories:** 1
- **Garage:** Attached, 3
- **Patio/Porch:** Yes
- **Pool/Spa:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 2004
- **Features:** Spacious 3 bdr, 2 baths 2,036 s.f. SFR located in the beautiful Key Largo development of Rancho Mirage.
- **Occup:** Non-Owner Occ.
- **APN:** 685-050-022

### *Loan Information*

- **Lien Position:** 1<sup>st</sup> TD
- **Loan Amount:** \$272,350
- **LTV on Pur. Price:** 65.00%
- **Rate for Investor:** 9.25%
- **Net Payment to Investor/Mo:** \$2,153.36
- **Loan Type:** Rental Purchase
- **Amortization/Term:** 40 Year amort/due in 2 years
- **Gross Protective Equity:** \$146,650
- **Guaranteed Interest:** 180 days
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Minimum fractional interests of \$136,175 available or 50%

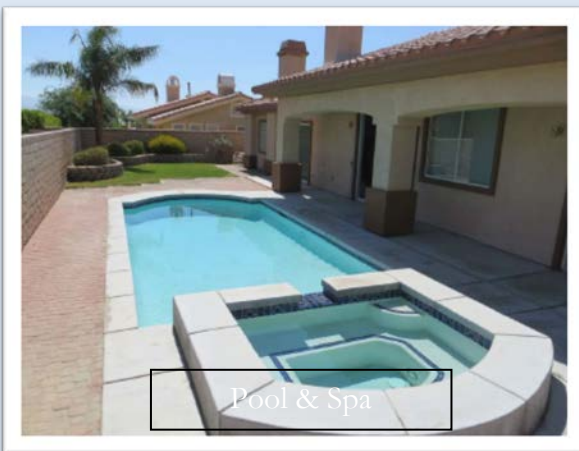
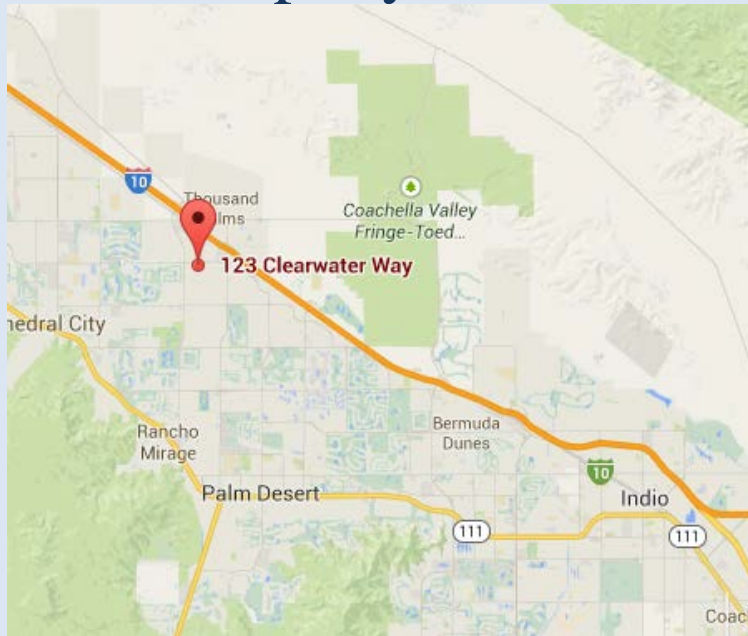
### *Investment Scenario:*

Real Estate Investor looking to purchase SFR for rental income. Borrower is bringing over \$140k into this investment.

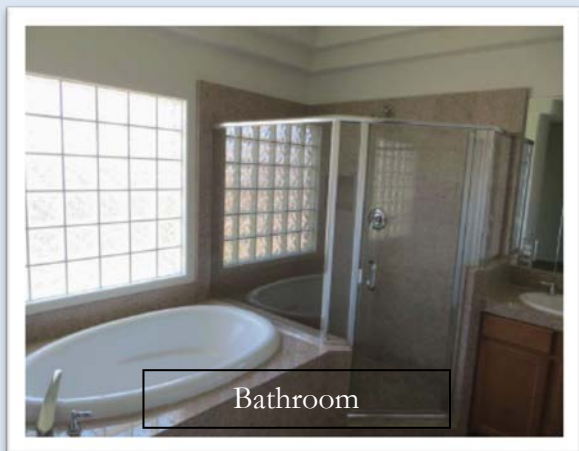
Subject Property is a spacious 3 bdr, 2 baths 2,036 s.f. SFR located in the beautiful Key Largo development of Rancho Mirage. Property is carpeted throughout with open floor plan, fireplace in the great room, granite counters in the kitchen and baths, private gated courtyard in front with pool and spa in rear.

This is a 65.00% LTV on Purchase Price yielding 9.25% annualized return with 6 months guaranteed interest.

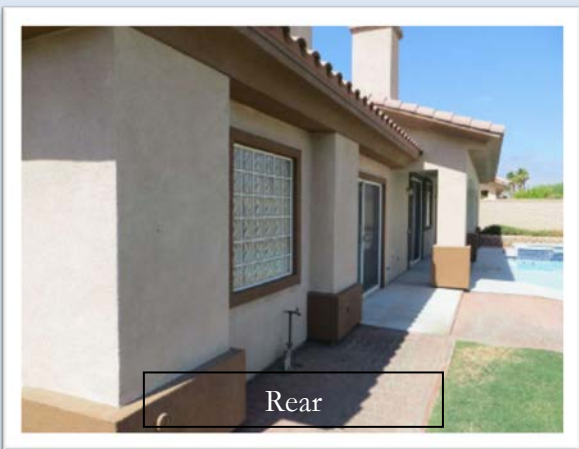
# Property Location



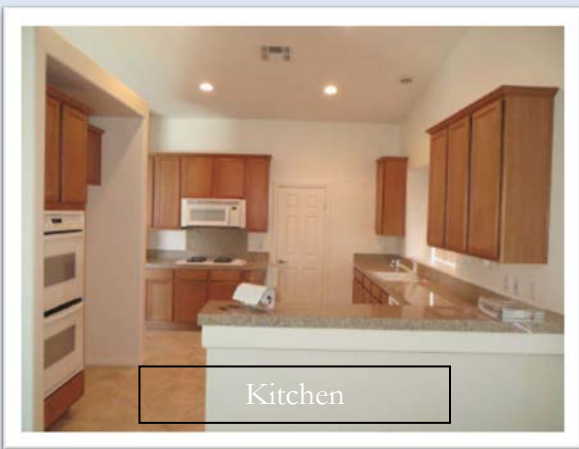
Pool & Spa



Bathroom



Rear



Kitchen

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