

## \$350,000 1st Trust Deed Opportunity @ 9.50%



2793 Deacon Street, Simi Valley, CA 93065



### *Property Information*

- **Type:** SFR
- **Purchase Price:** \$500,000
- **Estimate Rent:** \$2,376/mo.
- **Est. Closing Date:** 8/20/14
- **Home S.F.:** 1,472 s.f.
- **Total Bdr/Bath:** 3/1.75
- **Lot Size:** 2.15 acres
- **Stories:** 1
- **Garage:** Attached, 2
- **View:** Mountain
- **Fireplace:** Yes
- **Driveway/RV Access:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1950
- **Features:** 3 bed, 1.75 baths SFR sitting on a large 2 acre lot located in Simi Valley
- **Occup:** Non-Owner Occ.
- **APN:** 642-0-272-325

### *Loan Information*

- **Lien Position:** 1<sup>st</sup> TD
- **Loan Amount:** \$350,000
- **LTV on Pur. Price:** 70.00%
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$2,835.21
- **Loan Type:** Rental Purchase
- **Amortization/Term:** 40 Year amort/due in 3 years
- **Gross Protective Equity:** \$150,000
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Minimum fractional interests of \$87,500 available or 25%

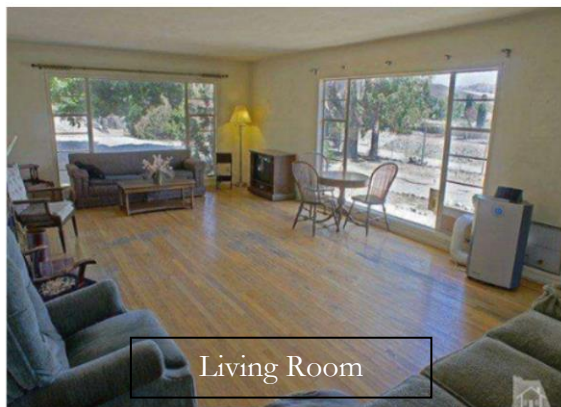
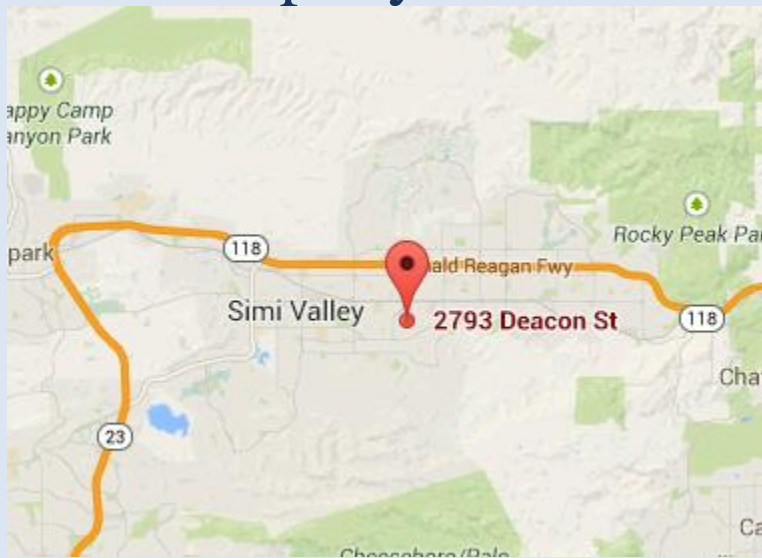
### *Investment Scenario:*

Real Estate Investor, previous borrower of Mortgage Vintage, Inc. and licensed general Contractor with proven rehab fix and rent experience is purchasing this SFR for rental income. Borrower is putting over \$150k of own down payment cash into this purchase and over \$30k into the rehab.

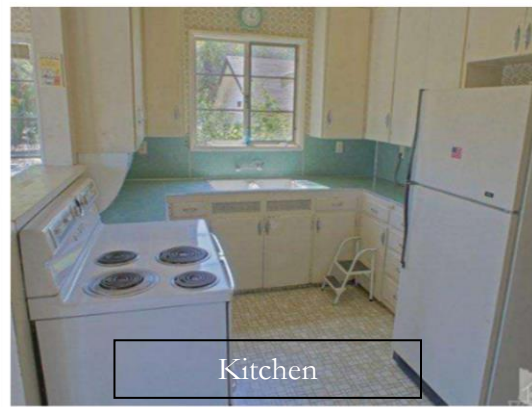
Subject Property is a 3 bdr, 1.75 baths SFR sitting on a large 2 acre lot located in Simi Valley. Property has large living room with fireplace that opens to the front and rear of the home. Property overlooking the Arroyo with views of the Simi Valley hillsides with lots of potential for development.

This is a 70.00% LTV on purchase price yielding 9.50% annualized return with 6 months Guaranteed Interest.

# Property Location



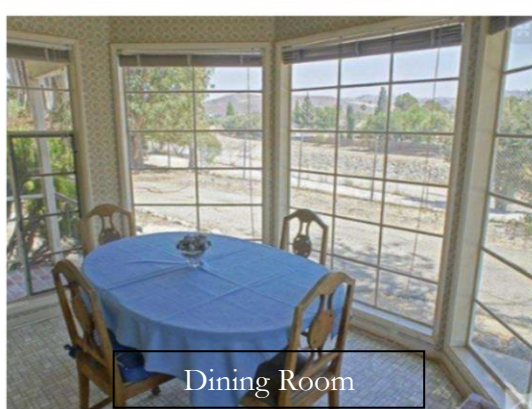
Living Room



Kitchen



Bathroom



Dining Room

## Recent Photos