

\$188,500 1st Trust Deed Opportunity @ 10.00%



8995 Old Don Pedro Road, Jamestown, CA 95327



Property Information

- **Type:** SFR (New Purchase)
- **Estimated Value:** \$500,000
- **Purchase Price:** \$290,000
- **BPO Value:** Pending
- **Estimate Rent:** \$1,936/mo
- **Closing Date:** 10/24/2014
- **Home S.F.** 2,112 sq. ft
- **Purch. Price/s.f.:** \$137.31/s.f.
- **Lot Size:** 40 acres
- **Total Bdr/Bath:** 3/2
- **Stories:** 2
- **Garage:** Yes
- **Fireplace:** 1
- **Year Built:** 2005
- **Features:** Property is a 3bdr, 2 baths SFR sitting on a large 40 acre land located Jamestown, CA
- **Occup:** Non-Owner Occ.
- **APN:** 071-010-68-00

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$188,500
- **LTV on Purchase Price:** 65%
- **LTV on Value:** 37.70%
- **Rate for Investor:** 10.00%
- **Net Payment to Investor/Mo:** \$1,570.83
- **Loan Type:** Fix and Rent
- **Amortization/Term:** Interest Only due in 3 years
- **Gross Protective Equity over Purchase:** \$101,500
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interest of \$37,700 available

Investment Scenario:

773 Mid FICO Self-Employed Auto Investment Dealer, Real Estate Investor and previous successful Fix and Flip rehabber with Mortgage Vintage, Inc. purchasing this REO SFR in Jamestown, CA for fix and rent.

Borrower made 100% on-time payments on our previous loan and paid off the loan as planned. Borrower is putting in over \$100k to purchase the subject property.

Subject Property is a 3bdr, 2 baths SFR sitting on a large 40 acre land located Jamestown, CA. Property has separate family room, living room, nook, formal dining room and large kitchen.

This is a 65.00% LTV on Purchase Price with 180 days Guaranteed Interest yielding a 10.00% annualized return.

Property Location



Kitchen



Living Room



Lot View



Rear View

Recent Photos