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



8995 Old Don Pedro Road, Jamestown, CA 95327



Property Information

Type: SFR (New Purchase)Estimated Value: \$500,000Purchase Price: \$290,000

BPO Value: Pending
Estimate Rent: \$1,936/mo
Closing Date: 10/24/2014

Home S.F. 2,112 sq. ftPurch. Price/s.f.:

\$137.31/s.f.

Lot Size: 40 acresTotal Bdr/Bath: 3/2

Stories: 2Garage: YesFireplace: 1Year 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 TDLoan 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 RentAmortization/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

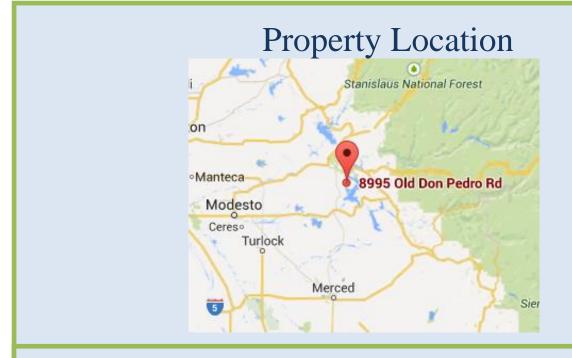
Investment Scenario:

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.











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