

\$201,500 1st Trust Deed Opportunity @ 10.50%



3946 Temescal Avenue, Norco, CA 92860



Property Information

- **Type:** SFR
- **Broker Price Opinion (BPO):** \$296,000
- **Zillow Value:** \$358,000
- **Est. Rent:** \$1,800/mo.
- **Est. Closing Date:** 10/30/14
- **BPO Valuation/sf:** \$286.54
- **Home S.F.:** 1,033 s.f.
- **Lot Size:** 0.29 acre
- **Total Bdr/Bath:** 3/1
- **Stories:** 1
- **Year Remodeled:** 2010
- **Features:** 3 bed, 1 bath SFR located near shopping and restaurants in Norco, CA. Zoned to house a maximum of 4 horses.
- **Occup:** Non-Owner Occ.
- **APN:** 131-180-008

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$201,500
- **LTV on BPO Value:** 68.07%
- **Rate for Investor:** 10.50%
- **Net Payment to Investor/Mo:** \$1,763.13
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 12 mos.
- **Gross Protective Equity to BPO:** \$94,500
- **Guaranteed Interest:** 90 days
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interests of \$40,300 available

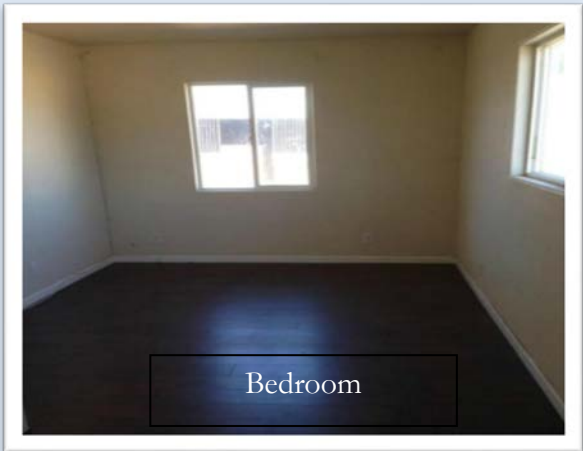
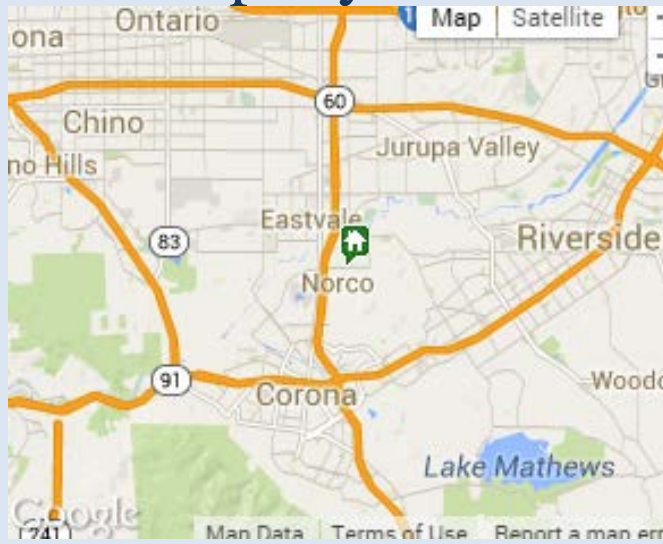
Investment Scenario:

637 Mid FICO Real Estate Investor looking for a cash-out to make improvement on the subject rental property and additional investment properties. Tenant just vacated and owner looking to sell or rent

Subject Property is a 3 bed, 1 bath SFR located near shopping and restaurants in Norco, CA. Property has new central air and heat, new roof, granite counter tops and custom make kitchen cabinets. Property also has new laminate floor in the bedrooms and new tile flooring.

This is a cash-out refinance loan with 3 months guaranteed interest at 68.07% LTV on Broker Price Opinion (BPO) yielding 10.50% annually.

Property Location



Recent Photos