

\$400,000 2nd Trust Deed Opportunity @ 10.00%



3630 Catamaran Drive, Newport Beach, CA 92625



Property Information

- **Type:** SFR
- **Estimated Value:** \$3.8Mil
- **Estimate Rent:** \$7,416/mo.
- **Est. Closing Date:** 10/30/14
- **Home S.F.** 2,751 s.f.
- **Lot Size:** 19,575 s.f.
- **Est. Value/s.f.:** \$1,381/s.f.
- **Total Bdr/Bath:** 5/3
- **Stories:** 2
- **Driveway:** Yes
- **Pool:** Yes
- **Garage:** Yes
- **Fireplace:** Yes
- **Year Built:** 1969
- **Features:** Property is a 5 bdr, 3 baths SFR sitting on a large 19,575 s.f lot located in Newport Beach, CA
- **Occup:** Non-Owner Occ.
- **APN:** 458-221-38

Loan Information

- **Lien Position:** 2nd TD
- **Loan Amount:** \$400,000
- **1st TD Amt:** \$1.5Mil
- **Combined Loan Amt:** \$1.9Mil
- **CLTV on Est. Value:** 50.00%
- **Rate for Investor:** 10.00%
- **Net Payment to Investor/Mo:** \$3,333.33
- **Loan Type:** Business Purpose Cash Out Loan
- **Amortization/Term:** Interest Only due in 12 mos.
- **Gross Protective Equity over Est. Value:** \$1.9Mil
- **Guaranteed Interest:** 120 days
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Minimum fractional interests of \$40,000 avail or 10%

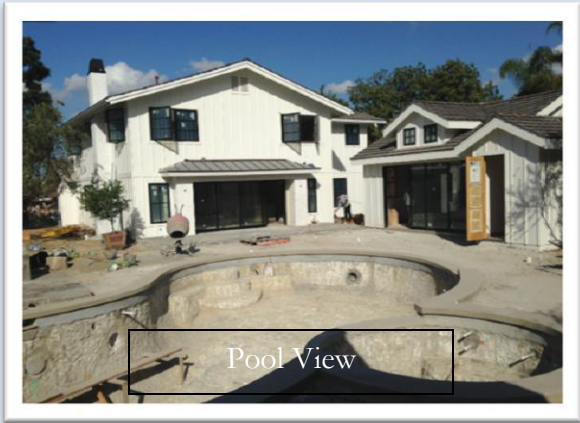
Investment Scenario:

690 Mid FICO Borrower and Real Estate Investor looking for cash out to complete rehab on the subject property and additional investment properties.

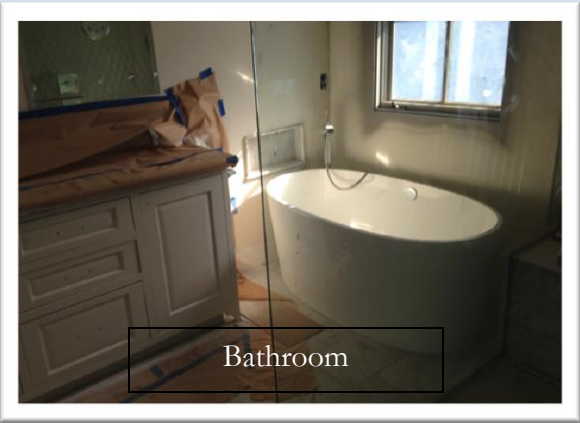
Property is a 5 bdr, 3 baths SFR located in Newport Beach, CA. Borrower purchased the property in 2013 for \$2.3Mil with \$800k of own money for down payment. Borrower has already put in another \$500k of own money into the rehab and is looking for a cash out to complete the rehab. He will be adding another 800 s.f. to the property, total s.f. will be approx.. 3,500 on a large 19,575 s.f. lot.

Subject Property provides a CLTV on Estimated Value of 50.00% yielding 10.00% annualized return with 120 days Guaranteed Interest.

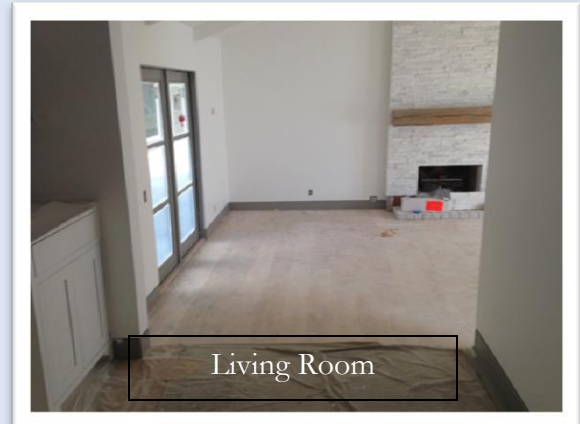
Property Location



Pool View



Bathroom



Living Room



Street View

Recent Photos