

\$1.15 Mil 1st Trust Deed Opportunity @ 8.50%



1126 Chantilly Road, Los Angeles, CA 90077



Property Information

- **Type:** SFR
- **Appraised Valuation:** \$3.6Mil
- **Closing Date:** 11/07/2014
- **Home S.F.** 3,367 sq. ft
- **Est. Value/s.f.:** \$1,069/s.f.
- **Lot Size:** 21,025 sq. ft.
- **Total Bdr/Bath:** 4/4
- **Driveway:** Yes
- **Floor:** 1
- **Fireplaces:** Yes
- **Garage:** 2
- **View:** Mountain
- **Pool:** Yes
- **Year Built:** 1962
- **Features:** Property is a large 4 bed, 4 baths SFR sitting on a large 21,025 s.f lot in Bel Air, Los Angeles
- **Occup:** Owner Occ.
- **APN:** 4369-037-006

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$1.15Mil
- **LTV on Appraisal Value:** 31.94%
- **Rate for Investor:** 8.50%
- **Net Payment to Investor/Mo:** \$8,145.83
- **Loan Type:** Business Purpose Cash-Out
- **Amortization/Term:** Interest Only due in 3 years
- **Gross Protective Equity over Est. Value:** \$2.45Mil
- **Guaranteed Interest:** 150 days
- **Prepaid Interest:** 90 days
- **Exit Strategy:** Payoff the loan with income from business
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interests of \$110k available or 10%

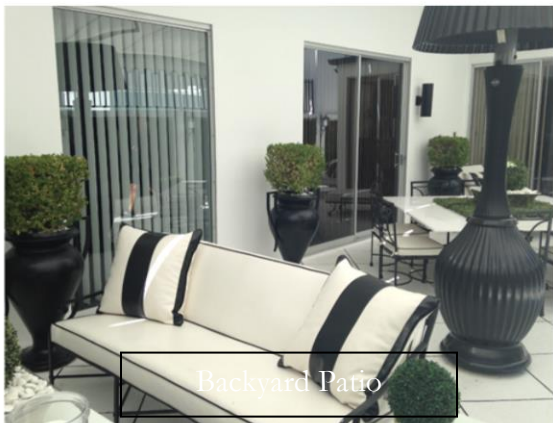
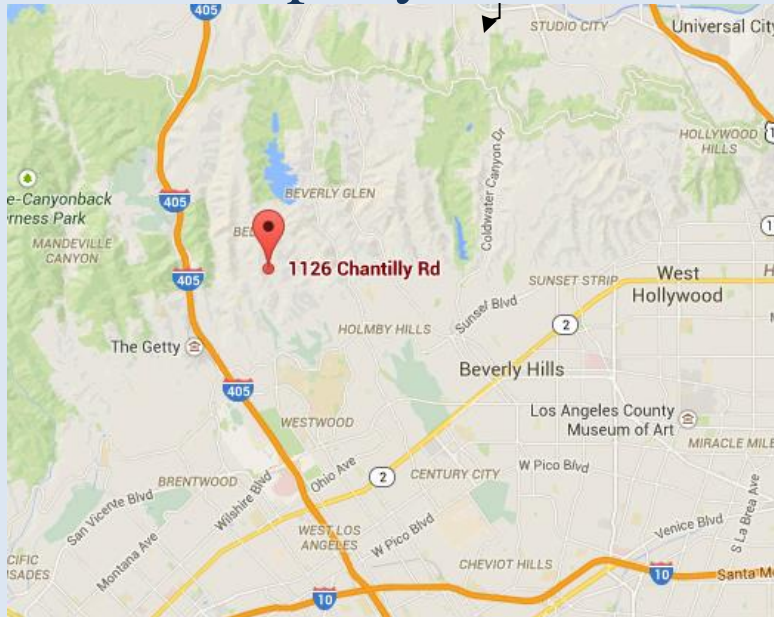
Investment Scenario:

627 Mid FICO and Business Owners looking for a business purpose cash-out on this beautiful mountain view SFR in Los Angeles to payoff Business Purpose 1st TD and to help finance inventory for family interior and jewelry design business and growth for new specialty Vodka business.

Subject Property is a large 4 bed, 4 baths high end 3,367 s.f. SFR located in Los Angeles (Bel-Air) with Mountain Views. Property is sitting on a large 21,025 s.f. lot in a secluded area with granite countertop upgrades, stainless steel appliances, and stylish patio with large pool and Jacuzzi.

This is a low 31.94% LTV on 11/3/14 Appraised Value with 150 days Guaranteed Interest and 90 days of prepaid interest yielding an 8.50% annualized return.

Property Location



Backyard Patio



Street View



Living Room



Swimming Pool and Jacuzzi

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