

\$715,000 1st Trust Deed Opportunity @ 9.50%



1504 E. Dexter Street, Covina, CA 91724



Property Information

- **Type:** SFR w/Guest House
- **Purchase Price:** \$1.1Mil
- **Appraised Value:** \$1.2Mil
- **Actual Rent:** \$6,500/mo.
- **Est. Closing Date:** 11/07/14
- **Home S.F.:** 4,460 s.f.
- **Total Bdr/Bath:** 5/5
- **Lot Size:** 1.53 acre
- **Stories:** 2
- **Garage/Carport:** 4/4
- **Basement:** Yes
- **View:** Mountain
- **Fireplace:** Yes
- **Patio/Deck:** Yes
- **Driveway:** Yes
- **Exterior Wall:** Stucco
- **Year Built:** 1924
- **Features:** Large 4,460 s.f. Spanish style SFR with Guest House sitting on 1.5 acre lot located in secluded area of Covina Hills
- **Occup:** Non-Owner Occ.
- **APN:** 7426-006-035

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$715,000
- **LTV on Pur. Price:** 65.00%
- **LTV on Appraised Value:** 59.58%
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$5,937.50
- **Loan Type:** Rental Purchase
- **Amortization/Term:** Interest Only due in 24 mos.
- **Gross Protective Equity over Appraised Value:** \$485,000
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** Crowdfunding Available. Minimum fractional interests of \$143k available or 20%

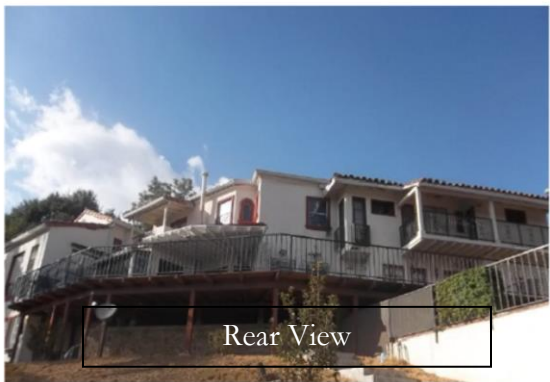
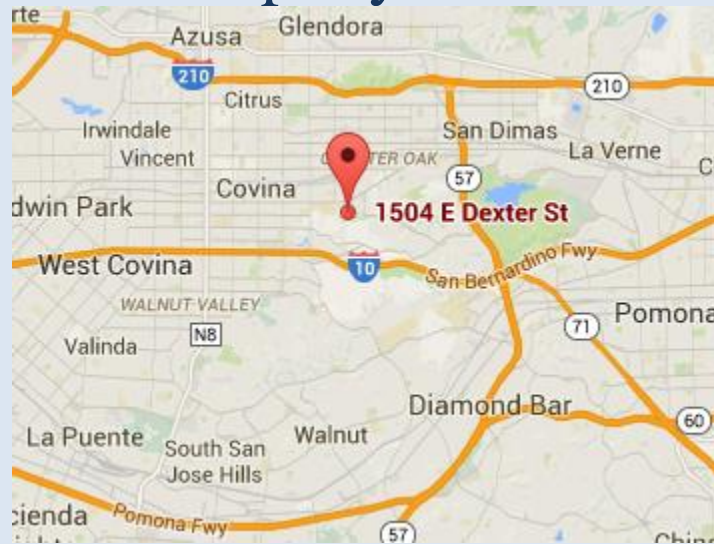
Investment Scenario:

673 Mid FICO and Real Estate Investor purchasing this SFR to fix and keep for rental income. Borrower is putting over \$385k of own down payment cash into this purchase.

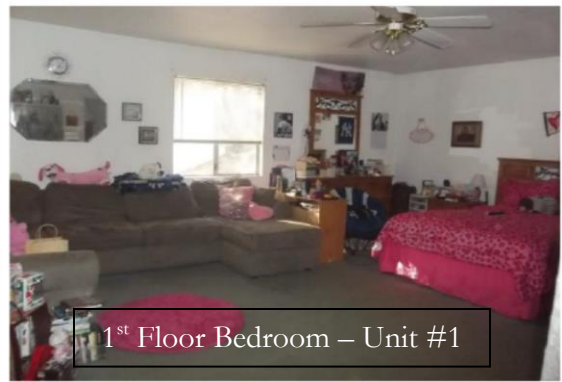
Subject Property is a large 4,460 s.f Spanish-style SFR with Guest House sitting on 1.53 acre lot with 5 beds, 5 baths located in Covina Hills, CA. Property was built in 1924 but has been remodeled within the last 5 years with newer kitchen, grand living room, large wood balcony and decks. Property has panoramic view and private gates with park-like front yard. Property is currently rented for \$6,500/mo.

This is a 59.58% LTV 10/27/14 Appraised Value yielding 9.50% annualized return with 6 months Guaranteed Interest.

Property Location



Rear View



1st Floor Bedroom – Unit #1



2nd Floor Living Room – Unit #1



Entrance – Unit #2

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