

\$981,750 1st Trust Deed Funded @ 9.50%



Funded 12/15

Tustin, CA 92782



Property Information

- **Type:** SFR
- **List Price:** \$1,349,900
- **Purchase Price:** \$1,305,900
- **Dec. 2015 BPO Value:** \$1,500,000
- **Est. Rent:** \$6.5k/mo.
- **Home S.F.:** 3,856 sq. ft
- **PP Value/s.f.:** \$338.67/s.f.
- **Lot Size:** .14 acres
- **Total Bdr/Bath:** 5/4.5
- **Floor:** 2
- **Porch/Patio:** Yes
- **Pool:** No
- **Fireplace:** Yes
- **Driveway/Garage:** Yes/2
- **Year Built:** Dec., 2015
- **Features:** Brand New Construction being completed on 12/10/15. New Development called Stafford at Greenwood
- **Occup:** Non-Owner Occ.
- **APN:** 430-441-52

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$981,750
- **LTV on Purchase:** 75.17%
- **LTV on BPO:** 65.45%
- **Rate for Investor:** 9.50%
- **Net Payment to Investor/Mo:** \$7,782.19
- **Loan Type:** Investment Property Purchase
- **Amortization/Term:** Interest Only/due in 36 mos.
- **Gross Protective Equity over BPO. Value:** \$548,250
- **Guaranteed Interest:** 6 mos.
- **Exit Strategy:** Conventional Refinance
- **Fractional Interests:** 10 minimum fractional interests of \$98,175 available or 10.00%
- **Closing Date:** 12/10/2015

Investment Scenario:

666 FICO Borrower and Real Estate Finance Professional purchased this beautiful brand new Single Family Residence in the new Stafford at Greenwood development in Tustin as a real estate investment.

Subject Property is the Harrison Model featuring 3,961 s.f. with 4 bedrooms + guest suite, office, bonus, 4.5 baths, Panoramic Style Doors, and Fireplace in Legacy Room, covered deck, 2-car garage plus storage. Purchase Price is \$1.3059 Mil. 12/4/15 completed BPO placed the property value at \$1.50 Million.

This is a 65.45% LTV on the BPO Value. The Loan has 180 days of Guaranteed Interest and yields a 9.50% annualized return. Website for the development is: <http://www.tustinlegacyrealty.com/greenwood/stafford/>