

# Turning a 2-Unit Rental into a Stunning 4-Unit Highly Profitable Asset

This property's transformation shows our commitment and our investors' vision, demonstrating strategic property development.

- ✓ Mortgage Vintage Loan at 60.62% CLTV of After Completion Appraised Value
- ✓ Funded loan in less than a week
- ✓ 9.5 Lender Rate
- ✓ 24 Month Loan Term
- ✓ 100% of the \$400,000 loan placed in Funds Control



This property began as a duplex rental investment with two 1-bedroom units and was going to be transformed into 4 one bedroom units. Located east of Marina Del Rey, Playa Del Rey, and near LAX, it was strategically positioned. Our ADU Loan program is designed to empower investors to maximize returns by adding Additional Dwelling Units to their properties

The investor's vision was clear - leverage the available space and strategically add two new construction ADU units to enhance rental yield. To realize this, a business purpose 2nd TD cash-out loan was deployed, with the entire \$400,000 loan allocated to Funds Control for ADU construction.. This loan package offered favorable terms, including 6 months of guaranteed interest, 3 months of prepaid interest, and an attractive 9.50% annualized return.

The total construction cost for the ADUs amounted to \$400,000, resulting in an after completion appraised value of \$1,625,000. With a CLTV of 60.62%, Net CLTV of 34.26%, and a FICO Score of 677, the investment showcased its strength.

Several highlights set this trust deed opportunity apart:

- The strategic location of the property and consistent income from the duplexes.
- The potential for significant rental income growth with the new ADUs.
- Strong financial indicators, including a 9.50% annualized return and 100% allocation to Funds Control.
- Promising CLTV metrics at 60.62% and Net CLTV of 34.26%.
- Sustained monthly rental income of \$ 11,300 post-development.

The addition of two new units not only escalates its rental income potential but also strengthens its position in a sought-after Los Angeles location.



AFTER



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