


# Investment Bulletin

**Loan Amount:** \$156,000    **Position:** 1st    **Type:** REO Purchase    **Yield:** 11.00%  
**Min. Investment:** \$78,000    Call for availability of smaller investments.

Terms		Property	
Loan Term:	12 months	Location:	Oakland, CA Alameda County
Interest Rate:	11.00%	Description:	1,078 sq.ft. 2bd / 1ba SFR
Repayment Schedule:	Interest Only / Balloon		on a 4968 sq.ft. lot
Monthly Payment:	\$1,430.00	Age:	1925    Occupancy: Non-Owner
Prepayment Penalty Period:	6 months		
* Yield and Payment are net of servicing costs			
Equity Analysis		Borrowers	
Purchase Price:	\$247,853	/sq.ft.	\$230
Less Senior Liens:		Borrower Occupation:	Real Estate Consultant
First Trust Deed Balance:	N/A	Gross Rental Income:	\$4,000 / mo.
Beneficiary:	N/A	Credit Scores:	629, 586, 579
Monthly Payment:	N/A	Co-Borrower Occupation:	Real Estate Sales
Interest Rate:	N/A	Income:	\$6,500 / mo.
Matures:	N/A	Credit Scores:	714, 709, 704
Protective Equity:	\$91,853	<b>Property is held in an LLC.</b>	
Total Loan Value:	\$156,000		
<b>Loan-to-Value:</b>	<b>63%</b>		

**Use of Funds:** The funds will be used to buy a loan (that was just funded) to purchase this property. The property was purchased for \$247,853 (which is apparently 'below market' as it was an 'all-cash' deal on a property that needs a little rehab).

**Exit plan:** The borrowers will improve the property and sell it in the next couple / few months. The borrowers expect it to be able to sell for \$375,000 to \$400,000 when improved and sold to a 'retail' buyer with conventional financing.

**Notes:** This property is in the nice area of Oakland called "Maxwell Park" and has a nice view. The borrowers have been successful in rehabbing and selling property over the years in this and surrounding areas. This brokerage holds a recently-funded **2nd** on this subject property in the amount of \$64,000.

**Documents available for review:** 1003s, appraisal (on order), credit reports, LLC information, MLS info, pictures, prelim, purchase contract and title info.

To invest in this or other available Trust Deed opportunities, contact:

**Solomon Gorlick, Broker, (415) 377-1284**

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All information deemed reliable but not guaranteed.

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