



Loan Amount: \$250,000 Position: **1st** Type: **Short-Sale Purchase** Yield: **12.00%**
 Min. Investment: \$62,500 Call for availability of smaller investments.

Terms		Property	
Loan Term:	30 months	Location:	Oakland, CA Alameda County
Interest Rate:	12.00%	Description:	14,600 sq.ft. of land with 1,000 sq.ft. of restaurant building, ENTITLED for 34units
Repayment Schedule:	Interest Only / Balloon	Age:	1969 Occupancy: Non-Owner
Monthly Payment:	\$2,500.00		
Guaranteed Interest:	12 months		
* Yield and Payment are net of servicing costs			
			
Equity Analysis		Borrowers	
Purchase Price (est.)	\$500,000	LLC Manager Occupation:	Architect / Developer
Less Senior Liens:		LLC Manager Income, 2009:	\$63,000/yr AGI
First Trust Deed Balance:	N/A	LLC Manager Income, 2008:	\$165,000/yr AGI
Beneficiary:	N/A	LLC Manager Credit Scores:	723, 705, 704
Monthly Payment:	N/A	Co-Borrower Occupation:	N/A
Interest Rate:	N/A	Income:	N/A
Matures:	N/A	Credit Scores:	N/A
Protective Equity:	\$250,000		
Total Loan Value:	\$250,000		
Loan-to-Value:	50%	Borrower is an LLC	

Use of Funds: The funds will be provided by the borrower's down-payment of approx. \$250,000 to purchase the property for approx. \$500,000.

Exit plan: The borrower plans to refinance this loan with a construction loan after the property is re-entitled for 9 units in the coming months.

Notes: The borrower bought this property for about \$1.6MM, including about \$1.065MM loan from the bank 3 years ago. The borrower has negotiated to buy the property for \$500,000 from the bank. With a much lower basis, the borrower plans to re-entitle the land for 9 residential units plus 1 commercial unit over the next few months, take out this loan with a construction loan (and ultimately build and sell the units to retail buyers). The recent appraisal values the property at \$550,000, but the bank is agreeing to sell the property for \$500,000.

Documents available for review: 1003, appraisal, asset account statement, construction cost and profit estimates, credit report, LLC information, MLS info, prelim, tax returns and title info.

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

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All information deemed reliable but not guaranteed.

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