



Investment Bulletin

Loan Amount: \$145,000 **Position:** 1st **Estate Purchase** **11.00%** **+1pt on exit**
Min. Investment: \$72,500 Call for availability of smaller investments.

Terms		Property	
Loan Term:	18 months	Location:	San Pablo, CA Contra Consta County
Interest Rate:	11.00%	Description:	1,228 sq.ft. 3bd/2ba SFR+studio+2garages on a 6,254 sq.ft. lot with a VIEW!
Repayment Schedule:	Interest Only / Balloon	Age:	1956 Occupancy: Non-Owner
Monthly Payment:	\$1,329.17		
Prepayment Penalty Period:	6 months		
			
Equity Analysis		Borrowers	
Completed Value:	\$235,000	/sq.ft.	\$191
Less Senior Liens:		Borrower Occupation:	Broker & Investor
First Trust Deed Balance:	N/A	Income:	\$12,700 / mo.
Beneficiary:	N/A	Credit Scores:	729, 721, 712
Monthly Payment:	N/A	Co-Borrower Occupation:	Real Estate Brokers(2)
Interest Rate:	N/A	Income:	\$11,289 / mo.
Matures:	N/A	Credit Scores:	641, 641, 620 / 641, 635, 615
Protective Equity:	\$90,000		
Total Loan Value:	\$145,000		
Loan-to-Value:	62%		

Use of Funds: The funds will be combined with the borrowers' down payment to purchase the property.

Exit plan: The borrowers will clean up and rehab the property and sell it 'retail' to buyers with conventional financing. It is expected to sell for \$235,000 or more shortly after listing.

Notes: The property is being purchased for \$165,000. This is a significant discount off of the rehabbed retail value appraised at \$235,000 (which this broker thinks is conservative). Part of this discount can be attributed to tying up the property so soon after listing, part due to this being a more 'complicated' estate sale and part due to it needing some rehab. This property is in a cute area on the hill with expansive views westward. The property has a 'bonus' studio unit and a 2-car garage that makes it more attractive to certain buyers in the area.

Documents available for review: 1003s(2), appraisal, bid for repairs (\$16,000), bank statements, credit reports, MLS info, prelim, purchase contract and court bid, and title info.

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

Solomon Gorlick, Broker, (415) 377-1284

CA DRE license # 01846366

All information deemed reliable but not guaranteed.

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