



Investment Bulletin

Loan Amount: \$60,000 Position: **1st** Type: **REO Purchase** Yield: **12.00%**
 Min. Investment: \$30,000 Call for availability of smaller investments.

Terms		Property	
Loan Term:	24 months	Location:	Richmond, CA Contra Consta County
Interest Rate:	12.00%	Description:	1,404 sq.ft. 4bd / 1ba SFR
Repayment Schedule:	Interest Only / Balloon		on a 5,650 sq.ft. lot
Monthly Payment:	\$600.00	Age:	1908
Guaranteed Interest:	12 months	Occupancy:	Non-Owner
* Yield and Payment are net of servicing costs			
			
Equity Analysis		Borrowers	
Value:	\$90,000	/sq.ft	\$64
Less Senior Liens:		Borrower Occupation:	construction, cook, hauling
First Trust Deed Balance:	N/A	Income:	\$8,200 / mo.
Beneficiary:	N/A	Credit Scores:	569, 507, 495
Monthly Payment:	N/A	Co-Borrower Occupation:	house cleaner, baby sitting
Interest Rate:	N/A	Income:	\$4,400 / mo.
Matures:	N/A	Credit Scores:	599, 582, 535
Protective Equity:	\$30,000	Property is vacant.	
Total Loan Value:	\$60,000	Estimated gross rent at \$1,000 / mo.	
Loan-to-Value:	67%		

Use of Funds: The funds will be combined with the borrowers' down payment to purchase the property for \$90,000 (though the appraiser valued the property at \$95,000).

Exit plan: After the credit market improves and the prepayment penalty period expires, the borrower will likely refinance and/or pay-down this loan from personal and property income.

Notes: The borrowers work hard (6 jobs between the 2 of them!). After purchase, they will clean this place up (she does house cleaning, he does construction work amongst other things) and rent it out. It is estimated that it can rent for \$1,000/mo.

Documents available for review: 1003, appraisal (\$95,000), borrowers auth, credit report, income information, MLS info, prelim, purchase contract 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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