

Another Completed Private-Money Loan Investment



Secured by a 4,028 sq. ft. single-family residence in the hills of Berkeley

★ INVESTOR'S RATE OF RETURN: 10% per annum net to investor, paid monthly

Investment Type: First Mortgage

Investment/Loan Amount: \$720,000

(Minimum Investment: \$100,000)

Protective Equity: \$480,000

Loan-to-Value: 60%

Appraised Value: \$1,200,000

LOAN BACKGROUND: This property sold in 2006 for \$1,600,000. Our borrower, an out of state investor, was in contract to purchase this property for \$1,200,000 from the foreclosing bank. She came in with approximately \$500,000 as a down payment and needed a first mortgage from us to complete her purchase. She likely could have secured bank financing but not in the timeframe she needed to close this transaction. Once again our investors receive an enviable return with an abundance of security.

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