

Another Completed Private-Money Loan Investment



Secured by a Commercial Property in Downtown San Francisco

★ INVESTOR'S RATE OF RETURN:	9%
Investment Type:	First Trust Deed
Investment/Loan Amount: (Minimum participation amount: \$60,000)	\$600,000
Loan Term:	3 years
Protective Equity:	\$900,000
Loan-to-Value:	40%
Property Value:	\$1,500,000

LOAN BACKGROUND: This borrower recently purchased this property for \$1,000,000 and subsequently spent over \$750,000 improving it. Our loan replenished some of the borrower's investment and allowed him to complete the requisite tenant-improvements to the property. Once leased, we will be repaid with a bank loan.

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