

Another Completed Private-Money Loan Investment



Secured by a condominium in San Francisco's prestigious Marina neighborhood

INVESTOR'S RATE OF RETURN: 11% per annum net to investor, paid monthly

Investment Type: First Trust Deed Loan

Investment/Loan Amount: \$800,000

(Minimum Investment: \$80,000)

Protective Equity: \$790,000

Loan-to-Value: 50%

Appraised Value: \$1,590,000

LOAN BACKGROUND: This borrower has an 809 FICO score and a verified net worth of \$20,000,000. He came to us in need of \$1,300,000¹ in 72 hours to close escrow on a real estate purchase, or he would lose a six-figure earnest-money deposit. He was involved in a simultaneous 1031 exchange when the down-leg escrow failed to close. We were pleased to help the borrower save a significant amount of money while securing a commendable rate of return for our investors.

¹This \$800,000 loan was made in conjunction with another \$500,000 loan on a different property for a total of \$1,300,000.

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Broker 01391106, California Department of Real Estate