

## Another Completed Private-Money Loan Investment



Secured by a 5 Unit Residential Building in San Francisco's prestigious Pacific Heights neighborhood.

<b>★ INVESTOR'S RATE OF RETURN:</b>	9%
<b>Investment Type:</b>	First Trust Deed
<b>Investment/Loan Amount:</b>	\$300,000
<b>Protective Equity:</b>	\$2,700,000
<b>Loan-to-Value:</b>	10%
<b>Estimated Value:</b>	\$3,000,000

**LOAN BACKGROUND:** The borrowers, experienced investors with real estate holdings valued in excess of \$27,000,000, came to us with an urgent request for a loan of \$300,000 that they needed to close within 72 hours. They borrowed against their Pacific Heights investment property, which they owned free and clear, resulting in a very conservative loan-to-value of 10%. We worked quickly and funded the loan in only 48 hours, exceeding the borrowers' expectation. We were equally pleased to provide an extremely low risk investment opportunity to an investor that was willing to work swiftly to fund the loan.

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