

Another Completed Private-Money Loan Investment



Secured by a 3-Unit Residential Property in San Francisco's Richmond District

★ INVESTOR'S RATE OF RETURN: 8% per annum net to investor, paid monthly

Investment Type: First Trust Deed

Investment/Loan Amount: \$845,000
(Minimum Investment: \$100,000)

Protective Equity: \$455,000

Loan-to-Value: 60%

Appraised Value: \$1,300,000

LOAN BACKGROUND: The borrowers put \$450,000 in cash as a down payment on the property being purchased, and we also cross-collateralized against two additional properties they own. All borrowers have FICO scores over 750. They needed private-money as a bridge to afford them time to sell one property before a traditional bank will finance this property. We agreed to make the loan, and the borrowers agreed to guaranty us a minimum of six month's interest.

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