

Another Completed Private-Money Loan Investment



Secured by a House in San Francisco's Sunset Neighborhood

★ INVESTOR'S RATE OF RETURN: 8.0%

Investment Type: First Trust Deed

Investment/Loan Amount: \$438,000

Loan Term: 1 Year

Protective Equity: \$292,000

Loan-to-Value: 60%

Appraised Value: \$730,000

LOAN BACKGROUND: This entity borrower needed a loan to buy out two heirs. By structuring a loan to the irrevocable trust, the trust will deed the property two generations down with the same \$1,000 per year property tax base. The grantee-granddaughter can then easily get a bank loan after our prepayment penalty ends. Sequoia's investors were once again rewarded with an 8% return on this very secure loan.

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