

## Another Completed Private-Money Loan Investment



Secured by Prime Commercial Property in the Downtown Village of Tiburon

|   |                  |
|---|------------------|
| <b>INVESTOR'S RATE OF RETURN:</b>                                 | 9.5%             |
| <b>Investment Type:</b>   | First Trust Deed |
| <b>Investment/Loan Amount:</b><br>(Minimum Investment: \$130,000) | \$1,300,000      |
| <b>Protective Equity:</b>   | \$1,700,000      |
| <b>Loan-to-Value:</b>   | 43%              |
| <b>Value:</b>   | \$3,000,000      |

**LOAN BACKGROUND:** This borrower has excellent credit and an incredible portfolio of prime properties mostly held free and clear of encumbrances. He came to us in immediate need of \$1,300,000 to buy out a co-owner. With one vacancy in this prime three-unit building, the local banks could not help him until the vacancy is filled. With only about 20 properties total on Main Street in Tiburon, we are confident he will fill the vacancy. We gladly arranged this loan, and our investor's were delighted with the above-market return and abundance of security afforded them.

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