HIGH YIELD INVESTMENT OFFERING

$315,250.00 Loan Amount
9.99% Note Rate
65% Loan to Value Ratio

Property Location: El Dorado County
Property Type: Duplex
Current LTV: 65%
Occupancy: Non Owner Occupied
Transaction Type: Refinance
Appraisal Value: **$485,500.00**

Buyer Deposit: N/A
Purchase Loan Needed: $315,250.00
Term: **60** Months
Interest Only (Negotiable)
Lien Position: 1st
Prepayment Penalty: 6 Months

The Project:

- 3695 Primrose Road, South Lake Tahoe Ca 96150
- 2,135 Sq ft building size; 5Bd-Rm, 3.5Ba ; on a 4,791 Sq ft Lot
- Current Rents on the Subject Property is $3,500/monthly.
- Wood Frame and stucco construction; Built in 1962.

The Borrower:

- Glenn O. Greco
- 513 Fico Score, due to prior credit obligations
- Borrower has Stable Seasoned Self Employment income.

Exit Strategy:

- Borrower expects to keep loan for a few years until their credit scores improves enough to get conventional financing.

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