## HIGH YIELD INVESTMENT OFFERING

# $124,000.00 Loan Amount
# 10.99% Note Rate
# 55% Combined Loan to Value Ratio

| | | | |
|---|---|---|---|
| **Property Location:** | Los Angeles County | **Loan Needed:** | $124,000.00 |
| **Property Type:** | Duplex | **Term:** | 60 Months (Negotiable) |
| **Current CLTV:** | 55% | **Lien Position:** | Second Trust Deed |
| **Occupancy:** | Non Owner Occupied | **Existing 1st T.D.** | $219,676.00 |
| **Transaction Type:** | Refinance | **Payment on 1st T.D.** | $1,021.77/monthly |
| **Appraisal Value:** | $625,000.00 | **Prepayment Penalty:** | 6 Months |

**The Project:**

- 856 West Athens Boulevard Los Angeles, Ca 90644
- 2,288 Sq ft building size; 4Bd-Rm, 2Ba; on a 11,072 Sq ft Lot
- Current Rents on the Subject Property is $ 2,715.00 monthly.
- Wood Frame and stucco construction; Built in 1916.

**The Borrower:**

- Derrick Williams
- 534 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 score improves enough to get conventional financing.


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