

HIGH YIELD INVESTMENT OFFERING

\$123,500.00 Loan Amount

9.99% Note Rate

65% Loan to Value Ratio



Property Location: Tehama County
Property Type: Single Family Residence
Current LTV: 65%
Occupancy: Non Owner Occupied
Transaction Type: Purchase
Purchase Price: \$190,000.00
Appraisal Value: \$242,000.00

Buyer Deposit: \$66,500.00
Purchase Loan Needed: \$123,500.00
Term: 60 Months
Interest only (Negotiable)
Lien Position: 1st
Prepayment Penalty: 6 Months

The Project:

- 21525 S. Powerhouse Road, Manton Ca 96059
- 1,547 Sq ft building size; 4Bdrm, 3Ba; on a 3.00 Acre Lot
- Anticipated Rents on the Subject Property is to be \$TBD, monthly.
- Wood Frame and stucco construction; Built in 1939.

The Borrower:

- Ronghui Liu
- 565 Fico Score, Borrower has good credit history
- Borrower has stated, Stable Seasoned Employment income.

Exit Strategy:

- Borrower expects to keep loan for a few years until he can secure conventional financing.

PacShores Mortgage Inc.

11022 Santa Monica Blvd. Ste 450.

Los Angeles, CA 90025

www.hardmoneylenderslosangeles.com

Ca. Dept. of Real Estate Lic # 01840557

Contact: Austin Jordan

Email: Aj@psmtg.com

Tel No: (310) 478 – 5005 Ext 236

(800) 400 - 0000