

HIGH YIELD INVESTMENT OFFERING

\$798,200.00 Loan Amount

9.99% Note Rate

65% Loan to Value Ratio



Property Location: El Dorado County
Property Type: Quadruplex
Current LTV: 65% Refinance Transaction
Occupancy: Non Owner Occupied
Transaction Type: Refinance
Appraisal Value: \$1,228,000.00

Buyer Deposit: N/A
Purchase
Loan Needed: \$798,200.00
Term: 60 Months
Interest Only (Negotiable)
Lien Position: 1st
Prepayment
Penalty: 6 Months

The Project:

- 4089-4091 Pine Boulevard, South Lake Tahoe Ca 96150
- 3,808 Sq ft building size; 8Bd-Rm, 4Ba ; on a 13,939 Sq ft Lot
- Current Rents on the Subject Property is \$10,000/monthly.
- Wood Frame and stucco construction; Built in 1975.

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.

PacShores Mortgage Inc.

11400 W. Olympic Blvd. Ste 830.
Los Angeles, CA 90064
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