HIGH YIELD INVESTMENT OFFERING

$4,500,000.00 Loan Amount
8.50% Note Rate
50% Loan to Value Ratio

Property Location:	Santa Barbara County	**Buyer Deposit:**	N/A
Property Type:	Single Family Residence	**Purchase**	
Current LTV:	50%	**Loan Needed:**	$4,500,000.00
Occupancy:	Non Owner Occupied	**Term:**	**24** Months
Transaction Type:	Refinance		Interest Only (Negotiable)
Owner's Value:	$9,000,000.00	**Lien Position:**	1st
Appraisal Value:	Appraisal Pending	**Prepayment**	
		Penalty:	6 Months

The Project:

- 1885 Jelinda Drive, Santa Barbara Ca 93108
- 10,823 Sq ft building size; 6Bd-Rm, 5Ba ; on a 1.77 Acre Lot
- Current Rents on the Subject Property is $TBD/monthly.
- Wood Frame and stucco construction; Built in 2000.

The Borrower:

- Kalvin Nathan
- 626 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