



2nd Trust Deed
Pacific Palisades, CA
Single Family Residence

This loan is a second deed of trust on a single-family residence in Pacific Palisades, CA. The subject is a 5-bedroom, 5 ½-bathroom home with 4,660 square feet of living space on a 14,998 square foot lot. Pacific Palisades is an affluent coastal residential neighborhood tucked between the Santa Monica Mountains and the Pacific Ocean. It is about 9 miles northwest of the UCLA campus. The property was remodeled less than five years ago with fully upgraded kitchen and bathrooms. Per the appraiser, all components in the home are either new, have been recently repaired, or refinished. The home features hardwood floors throughout, an extra-large living room with vaulted ceilings, a gas fireplace with a formal dining room both opening to the lush backyard. The Borrowers purchased the property in 2013 and have maintained it as their principal residence since the completion of the renovation. The current first lien is with JPMorgan Chase Bank at a 3.375% interest rate maturing May 2045, with a principal balance of \$2,999,715. The purpose of the loan is to provide cash out for the expansion of the Borrower's law firm and to assist during the current growth.

The Borrower is a trust. The Trustee is a practicing lawyer with over 30 years in the field. He, along with a partner, established their own law firm in 1993 which they later sold to Venable LLP—a national network of trusted lawyers and advisors. A few years ago, they started up their second law practice with the vision of repeating their previous success. The Trustee has steady financials showing approximately \$142,393 in deposits over five months, and a mid-credit score of 715. This is a \$400,000 loan with a maturity in 24 months and an investor yield of 10.49%. *You may purchase all or a portion of this trust deed investment.*



Loan Highlights

Investor Yield:
10.49%

Loan Amount:
\$400,000

Appraised Value:
\$5,300,000

Combined LTV:
64.35%

Loan #219316

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