



1st Trust Deed Los Angeles, CA

Single Family Residential Properties

This loan is a first deed of trust on a single-family residence in Los Angeles, CA. The subject is a 2-bedroom, 1-bathroom home with 759 square feet of living space on a 3,137 square foot lot. The Borrower acquired the property below market value through a distressed sale in 2009 and has since held it as rental. It currently generates \$1,850 per month in rental income. In addition to the subject property, the Borrower owns two other rental properties on the same street, including the property next door to the subject. He uses the rental properties equity to assist with cash out for purchasing and renovating other investments. SO-CAL will be refinancing the current one-year loan which is now due however there will be no cash out on this loan. The Borrower will pay off this loan through the sale of another investment property or another long-term refinance.

The Borrower is a very experienced real estate investor in the Los Angeles market who currently owns several rental properties and has completed numerous fix & flip and construction transactions. Specifically, the Borrower owns six rental properties and has completed 16 flips in the past two years. His rentals currently generate an income of \$180,000 annually, and his estimated yearly income is approximately \$700,000. The Borrower is a repeat Borrower with SO-CAL Capital and has an excellent payment history. This is a \$205,000 loan with a maturity in 36 months and an investor yield of 8.0%.

You may purchase all or a portion of this trust deed investment.



Loan Highlights

Investor Yield:
8.0%

Loan Amount:
\$205,000

Estimated Value:
\$370,000

AS-IS LTV:
55%

Loan #219325

SO-CAL CAPITAL, INC.

20280 S W Acacia Street Suite 115

Newport Beach, CA 92660

949-521-7127

www.so-calcapital.com

jaclyn@so-calcapital.com

