



2nd Trust Deed

Sun Valley, CA

Single Family Residential & Agricultural Property

This loan is a second deed of trust on a single-family residence in Sun Valley, CA. The subject property is 1910 built, cottage style, one-story SFR with a detached accessory (ADU) bedroom, and bath. The main portion of the house is 756 square feet with one bedroom and one bath. The ADU has a second bedroom and an extra bathroom. The lot is 27,440 square feet with LARA zoning. This zoning allows SFRs and agricultural use, which is common in this area. It also allows additional worker quarters and can be used as a horse property with horse facilities, barns, and corrals. The subject does not presently have any agricultural use or horse facilities. The property has vinyl and tile flooring throughout, and the kitchen has wood cabinets, granite countertops, and backsplash, a large center island with countertop and sink. It also features a two-car detached garage with long storage sheds built-out on each side of the garage space, and a nice private front yard with a lawn. The Borrower purchased the property in 2006 and have maintained it as their principal residence. PHH Mortgage holds the first deed of trust with a principal balance of \$166,437.34 maturing in January 2036 at a 2.00% interest rate. The purpose of the loan is to provide cash out for the Borrower to purchase another property and do some minor renovations to the subject ADU to rent it out. Upon maturity, the Borrower intends to pay off the loan in full, having a few options to do so.

The Borrowers are sisters, and both work in the music and broadcasting industry, which one is the President. The company has been operating for approximately thirteen years. The main guarantor also owns a commercial property in Glendale that has roughly \$1.5 million in equity and generates \$3,000 per month in rental income. Furthermore, she has steady financials that show monthly consistent cash flow. This is a \$200,000 loan with a maturity in 24 months and an investor yield of 10.50%.

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

Loan Highlights

Investor Yield:
10.50%

Loan Amount:
\$200,000

Appraised Value:
\$696,000

Combined LTV:
52%

Loan #220109

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