



Loan No. 224045

## FIRST DEED OF TRUST SAN BERNARDINO, CA

### LOAN HIGHLIGHTS

INVESTOR YIELD

**10%**

LOAN AMOUNT

**\$505,000**

APPRAISED VALUE

**\$925,000**

LTV

**54.5%**

Mixed Used - Duplex and Commercial Property

This loan is a first deed of trust on a mixed-use property in San Bernardino, CA. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The second-largest city in the Inland Empire and home to a stretch of the legendary Route 66, San Bernardino has long been the gateway to Southern California. Not only is San Bernardino the gateway to Southern California, but it's also the gateway to the towering San Bernardino Mountains. Drive up the Rim of the World Scenic Byway and you'll quickly leave the city behind for the range's high peaks and pine forests.

The city's location close to the Cajon and San Gorgonio passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an intermodal logistics hub! The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' cross-docking trucking center, and Pacific Motor Trucking. Additionally, large warehouses for Kohl's, Mattel, Pep Boys, and Stater Bros. have been developed near the San Bernardino International Airport.

The subject consists of a 1,496-square-foot retail commercial building and a 2,060-square-foot duplex located on a 17,927-square-foot lot. The three buildings sit on a corner lot. The commercial building is currently being used as a fast-food restaurant with drive-thru service. It has a newer dining area, a commercial kitchen, two ADA-compliant bathrooms, central heating and air conditioning, and tile flooring. One residential unit is 1 bedroom, 1.5 bathrooms with a living room, a kitchen, and central heating and air conditioning. The second unit A has a 1-bedroom, 1-bathroom, a living room, and a kitchen. Unit B is a studio unit with a living area, a full bathroom, and a kitchen. Both units have carpet and tile flooring, central heating and air conditioning, and updated dual-pane windows.

The Borrower purchased the property in 2019 for \$550,000 and built out the brand-new restaurant space. He currently lives in one unit and occupies the commercial space with his chicken and waffle house business. The business generated \$55,621.33 in revenue from January to March 8th. The other units of the duplex are leased by two tenants and generate \$3,500 in rental income per month. The purpose of the loan is to pay off the current seller carry loan that is due and provide cash out for the Borrower to use towards his business. Before maturity, the Borrower will refinance into a long-term loan.

The Borrower is a single and self-employed businessman. His restaurant business has reasonable cash flow showing \$45,893.94 in deposits for February and March. This loan has a maturity in 24 months.

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

Jaclyn Lacy  
President

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Important Investment Disclosures: Investments will be either directly or indirectly secured by real estate. Nothing in this announcement constitutes an offer to sell or a solicitation of an offer for investment. An offer is made only by the **Private Placement Agreement** and material disclosure package. Investments in trust deeds secured by one or more security interests in real property are subject to risk of loss. Investments are NOT insured by any government agency and are NOT guaranteed. Investments offered through SO-CAL Capital, Inc. are illiquid, non-transferable, and involve substantial risk. Prospective investors are encouraged to consult with their own tax and financial advisers before investing.