

Another Completed Private-Money Loan Investment



Secured by a new residential condominium in San Francisco's elite Rincon Tower, the tallest building West of the Mississippi.

★ INVESTOR'S RATE OF RETURN: 10% per annum net to investor, paid monthly***

Investment Type: First Mortgage

Investment/Loan Amount: \$550,000

(Minimum Investment: \$100,000)

Protective Equity: \$625,000

Loan-to-Value: 47%

Appraised Value: \$1,175,000

LOAN BACKGROUND: This property was purchased in July of 2008 for \$1,450,000 all cash, and the borrower also owns another home in Menlo Park that is free and clear of any loans. The owners are entrepreneurs that are starting a new business and need this loan to make improvements to their new store, which is across the street from the Giants stadium. Banks are very limiting in terms of the amount of cash out they will allow. Our loan affords the borrower the cash-out they need and provides our investors with an enviable return and an abundance of security.

***Given the low loan-to-value, this loan would ordinarily pay about 8.5-9% net to the investor. This loan paid more, however, because we had to close the loan within five days of receiving the request.

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